

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
JUL 19 10 00 AM 1967

MORTGAGE OF REAL ESTATE

OLLIE FARNSWORTH

Com All Whom These Presents May Concern:

Whereas: Roland Cothran

(hereinafter referred to as Mortgagor) is well and truly indebted unto Farmers Bank of Simpsonville, S. C.,

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of THREE THOUSAND ONE HUNDRED and NO/100-----

Dollars (\$ 3,100.00) due and payable

one (1) year after date,

with interest thereon from date at the rate of seven per centum per annum to be paid: quarterly.

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and assigns:

tract
"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, situate, lying and being near the Town of Mauldin, containing 3.4 acres, more or less, and being a portion of property of L. T. Burdette as shown on plat recorded in the RMC Office for Greenville County in Plat Book HH at Page 198, and being more particularly described according to a plat of survey by Carolina Engineering & Surveying Co., dated April 25, 1967, and recorded in the RMC Office for Greenville County in Plat Book _____ at Page _____, as follows:

BEGINNING at an iron pin on the southern side of Bethel Road at the corner of Church property and running thence along Bethel Road, N. 39-57 E. 224 feet to an iron pin; thence still with Bethel Road, N. 54-16 E. 40.7 feet to a point in the center of the right-of-way of Southern Bell Telephone & Telegraph Company; thence along the center of said right-of-way as the line, S. 43-30 E. 760.7 feet to an iron pin in the line of property of School District of Greenville County; thence along School line, S. 31-55 W. 29.5 feet to an iron pin; thence N. 79-30 W. 280 feet to an iron pin; thence N. 51-01 W. 524.5 feet to the beginning corner.

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and all of the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all such fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its heirs, successors and assigns, forever.

The Mortgagor covenants that it is lawfully seized of the premises hereinabove described in fee simple absolute, that it has good right and is lawfully authorized to sell, convey or encumber the same, and that the premises are free and clear of all liens and encumbrances except as provided herein. The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

2405

Paid and Satisfied in Full this
the 3 day of February 1967

THE PEOPLES NATIONAL BANK Successor to Farmers Bank
Simpsonville, Greenville, South Carolina

Witness [Signature] [Signature]
Pres. Cashier

SATISFIED AND CANCELLED OF RECORD

4 DAY OF Feb. 1967
R. M. C. FOR GREENVILLE COUNTY, S. C.

RECORDED 10:00 A.M. NO. 10320