

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

JUL 27 11 04 AM 1967

BOOK 1084 PAGE 513

MORTGAGE OF REAL ESTATE

OLLIE FARNSWORTH
R.M.C. TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, James L. Snow

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

(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 Ten Thousand and No/100 00--
Dollars (\$ 10,000.00) due and payable

at the rate of \$116.11 per month, including

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

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:

"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, located about 2 miles east of Simpsonville and having, according to plat entitled "Property of James L. Snow" prepared by C.O. Ridle, dated September, 1966, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of road in line of property of J.T. Hipps and running thence with said Hipps property, N. 83-56 W. 384.8 feet to a point; thence continuing with Hipps line, N. 77-26 W. 237.4 feet to branch; thence with the center line of branch, the meanders of which are as follows: S. 18-20 W. 498 feet to a point; S. 7-25 E. 698.3 feet to a point; S. 25-20 E. 193 feet to a point; S. 7-40 W. 263 feet to an iron pin at mouth of branch in line with Durbin Creek; thence with the center line of Durbin Creek, the meanders of which is S. 65-18 E. 180.2 feet to an old iron pin; thence with line of property of W.M. Fowler, N. 16-31 E., more or less, 1,651.6 feet, more or less, to old iron pin, the beginning corner, containing 17 acres, more or less, and being a part of the same property conveyed to mortgagor by deed recorded in the RMC Office for Greenville County in Deed Volume 278 at Page 383.

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all 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.

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FOR SATISFACTION TO THIS MORTGAGE SEE
SATISFACTION BOOK 11 PAGE 12

SATISFIED AND CANCELLED OF RECORD

Elizabeth Riddle
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 11 O'CLOCK P. M. NO. 11