

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE C. S. O.

BOOK 1074 PAGE 317

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

ALLIE EARNWORTH
R. M. C.

Witness, My, Royce Thackston and Myrtle Thackston

Character referred to as Mortgagee, is well and truly indebted unto Farmers Bank of Simpsonville

Character referred to as Mortgagee as evidenced by the Mortgagee's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of One Thousand and No/100 -- (1,000.00) Dollars (\$ 1,000.00) due and payable

One year after date

with interest thereon from date at the rate of 7 per centum per annum, to be paid: Quarterly

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

NOW, KNOW ALL MEN, That the Mortgagee, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagee 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 Mortgagee 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, Austin Township, being known and designated as lot No. 2 in accordance with plat recorded in Plat Book GG at page 93 in the Greenville County R. M. C. Office and being more fully described as follows:

BEGINNING at a point in the center of the Jones Mill Road, joint front corner with lot No. 3, and running thence along line of lot No. 3, S. 0-45 W. 209 feet to an iron pin; thence N. 89-15 W. 180 feet to iron pin; thence N. 0-45 E. 209 feet to a point in center of Jones Mill Road; thence along center of said road, S. 89-15 E. 180 feet to the point of beginning, being the same property being conveyed by deed of even date from Ellen M. Balcome and to be recorded in the Greenville County R. M. C. Office.

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 Mortgagee 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 Mortgagee further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagee and all persons whomsoever lawfully claiming the same or any part thereof.

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