

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.

BOOK 1160 PAGE 639

JUL 17 4 55 PM '71

MORTGAGE OF REAL ESTATE

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

WHEREAS, I, WILL M. SMITH

(hereinafter referred to as Mortgagor) is well and truly indebted unto SOUTHERN BANK AND TRUST COMPANY,
Fountain Inn, South Carolina

(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 SEVEN THOUSAND AND NO/100

Dollars (\$ 7,000.00) due and payable

ON DEMAND

with interest thereon from date at the rate of eight per centum per annum, to be paid: on demand

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, in Oaklawn Township, located one mile East of Ware Place, containing 10.60 acres, more or less, and being known as Tract No. 1 on a plat of property of George W. Arnold, prepared by W. J. Riddle, Surveyor, dated December 1946 and having, according to said plat, the following metes and bounds, towit:

BEGINNING at a point in the center of a County Road and leading from Ware place to Fork Shoals and running thence along said Road, N. 77 E. 455 feet to an iron pin, corner of Tract 1 and 2; thence S. 70-30 E. 886 feet to a point in said road; thence S. 1-30 E. 12 feet to an iron pin on the line of Clinkscales property; thence along the line of said Clinkscales property, S. 67-40 W. 1,055 feet to a stake on the line of Adger Stone property; thence N. 27 W. 680 feet to the point of beginning.

LESS HOWEVER: A lot containing approximately 1.6 acres, previously conveyed by J. H. Yeargin to Horace Canty by deed recorded in Deed Book 448 at page 322, in the RMC Office for Greenville County.

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 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.

The debt hereby secured is paid in full and the Lien of this instrument is satisfied this

19 of March 1971
Southern Bank & Trust Co.
Fountain Inn S.C.
By: W. A. Parsons, V. Pres.
Witness: Daniel Y. Thomason
Witness: Anne A. Worthy

SATISFIED AND CANCELLED OF RECORD
22 DAY OF March 1971
Ollie Farnsworth
R. H. C. FOR GREENVILLE COUNTY, S. C.
AT 4:00 O'CLOCK P M. NO. 21979