

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Robert W. Stephens and Elizabeth R. Stephens

(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

Three Thousand and no/100 ----- Dollars (\$ 3,000.00) due and payable

One (1) year after date

with interest thereon from date at the rate of six 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

All that piece, parcel or tract of land in Austin Township, Greenville County, State of South Carolina, situate, lying and being on the road leading from Anderson's Bridge to Simpsonville, containing 49.60 acres; more or less, and having, according to a plat by W. J. Riddle, Surveyor, dated September 30, 1943, the following metes and bounds, to-wit:

BEGINNING at a point in the road leading to Simpsonville and at the joint corner of property now or formerly belonging to Goldsmith, and running thence along Goldsmith line, N. 30 W. 1081 feet to a stone; thence S. 76 W. 267 feet to a stake; thence N. 72-15 W. 891 feet to a stake; thence S. 82-30 W. 844.8 feet to a stake; thence S. 47 E. 1593.9 feet to a poplar; thence S. 27 E. 83 feet to a point; thence S. 59-45 E. 1123 feet to a point in the road leading to Simpsonville from Anderson's Bridge; thence along said road, N. 26-30 E. 239 feet to a point; thence N. 20 E. 528 feet to the beginning corner, and being bounded by lands now or formerly belonging to Goldsmith, W. F. Gresham, W. A. Wood, J. O. Waddell, Simpsonville-Anderson's Bridge Road and others.

The above described property is the same conveyed to us by E. L. Moore by deed of even date and recorded herewith.

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.

Paid in Full Sept. 18, 1961
The Farmers Bank of Simpsonville, S.C.
Per: *[Signature]* President
Witness: *[Signature]* Cashier

SATISFIED AND CANCELLED OF RECORD
36 DAY OF Sept 19 61
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 7:30 O'CLOCK A. M. NO. 7964