

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

GREENVILLE CO. S. C.
DEC 19 11 13 AM 1961

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

Whereas: LOIS BROWN ABBOTT (same as Lois Brown)

hereinafter referred to as Mortgagor) is well and truly indebted unto Farmers Bank of Simpsonville, 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 Two Thousand Five Hundred and no/100 ----- Dollars (\$ 2,500.00) due and payable one year from date,

with interest thereon from date at the rate of six 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:

"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 the Town of Simpsonville, being known and designated as Lots No. 51 and 52, Block T on Plat of Property of South Side, prepared by W. A. Anderson, recorded November 24, 1916, in Plat Book B at page 25, in the R.M.C. office for Greenville County, said property being bounded by Line, Main and Richardson Streets and the center of the A.C.L. Railroad tracks, formerly C. & W. C. Railroad tracks.

being the same property conveyed to the Mortgagor herein by deed dated October 30, 1951, recorded in the R.M.C. office for Greenville County in Deed Volume 162 at page 57.

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.

Paid in full
The Farmers Bank of Simpsonville
ATTEST

SATISFIED AND CANCELLED OF RECORD

DAY OF _____ 19____

R. M. C. FOR GREENVILLE COUNTY, S. C.

AT _____