

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

JAN 8 1962 A.M.

MORTGAGE ON REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN

BOOK 878 PAGE 227



WHEREAS, We, Leo Champion and Mae Champion (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 Six Hundred and No/100 Dollars (\$ 600.00) due and payable

\$35.00 one month after date hereof and a like payment of \$35.00 on each succeeding month thereafter until paid in full with the interest being figured first and the balance to apply on principal.

with interest thereon from date at the rate of 6 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, on the northern side of Sunrise Drive, in the Town of Mauldin, S. C. and being shown on plat of property of T. J. and G. S. Garrett made by C. C. Jones dated April, 1955 and having the following metes and bounds, to-wit:

Beginning at an iron pin on the northern side of Sunrise Drive at a point 555.4 feet west of the intersection of Hyde Circle and Sunrise Drive and running thence N. 23-23 W. 209.8 feet to an iron pin at the corner of lot No. 1 on said plat; thence with the line of lots No. 1 and 2, N. 78-58 E. 130.6 feet more or less to an iron pin; thence approximately S. 13-15 E. 210.2 feet to an iron pin on the northern side of Sunrise Drive; thence with said Drive S. 80-11 W. 118.9 feet to the point of beginning.

This is a portion of the property conveyed to Leo and Mae Champion by deed book 207 at page 374 and deed book 265, page 92, and is shown in the County Block Book in District 299, Sheet M3.1, Block 1 as lots nos. 39 and 40.

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.

June 7, 1963
D. L. Bramlett, Jr.

Anna W. Hughes
Elizabeth B. Hughes

12 July 63
Allie Fairwood
9.30 a. 1763