

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

Whereas: Glen W. Richey

(hereinafter referred to as Mortgagor) is well and truly indebted unto Farmers Bank of Simpsonville, S. C.

(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
monthly at the rate of \$4.72 per month, including interest,

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 Greenville, in Austin Township, located on the south side of South Pliny Circle in the Town of Simpsonville, being known and designated as Lot No. 29 of a subdivision known as League Estates as shown by plat thereof prepared by W. J. Riddle, dated October, 1941, recorded in the R.M.C. office for Greenville County in Plat Book K at pages 111 and 112, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at a pin on the south side of South Pliny Circle at the northeast corner of Lot No. 30; thence with the south side of South Pliny Circle, N 50-30 E, 80 feet to a point on the corner of Lot 28; thence with the line of Lot 28, S 62-00 E 256 feet to a pin; thence S 75-00 W, 207 feet to a point at the rear corner of Lot No. 30; thence with the line of Lot No. 30, N 35-30 W, 149 feet to a pin on the south side of South Piney Circle, the beginning corner.

Being the same property conveyed to the mortgagor herein by deed of Grady Mayfield, recorded June 16, 1947 in Deed Volume 313 at page 341.

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 and Satisfied in Full this
the 19 day of February 1968

Successor to Farmers Bank
Simpsonville, Greenville, South Carolina
The FARMERS NATIONAL BANK
Wm. B. Bramlett, Jr. authorized signatory Pres.
Elizabeth S. Hughes Cashier
Ann St. Hughes

SALES TAX AND ANY OTHER TAXES PAID
Glen W. Richey
1968