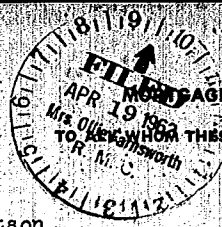


STATE OF SOUTH CAROLINA }
COUNTY OF Greenville }



BOOK 887 PAGE 475

FILED MORTGAGE OF REAL ESTATE
MRS. O. W. H. SMITH
TO R. M. C.

WHEREAS, I, Elma T. Culbertson
(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 Four Hundred Ninety Eight and 45/100 --
Dollars (\$ 498.45) due and payable

six months after date

with interest thereon from date at the rate of six (6) per centum per annum, to be paid: semi-annually, in advance

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, Austin Township, near the Village of Mauldin, containing 7.64 acres, more or less, and being designated on a plat thereof as made by C. O. Riddle, Surveyor, under date of January 8, 1954, as lot No. 5. It begins in the center of the intersection of a country road known as the Brooks road and a new county road and runs thence N. 87-50 W. 29.5 ft. to iron pin on the western bank of a new county road; thence N. 87-50 W. 926.5 feet to iron pin; thence N. 43-46 W. 642 feet to iron pin on lands of Hugh Cox; thence along Cox line S. 20-45 W. 235.7 feet to a stone; thence S. 38-30 E. 56 feet to iron pin; thence N. 19 E. 100 ft. to iron pin; thence S. 50 E. 1270 ft. more or less to corner in center of Brooks Road; thence along that road N. 37-50 E. 228 ft. to bend; thence N. 44-38 E. 431.8 feet to the beginning corner, and being the same tract conveyed to Elma T. Culbertson by W. Arnold Thomason by deed recorded in Vol. 492, page 510 in the Greenville County R. M. C. Office.

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.

Rec'd by Cash Feb 22, 1964
The Farmers Bank of Simpsonville, Simpsonville, S. C.
Per: W. S. Crum Jr.
President - Cashier
Witness
Harold Knighton
W. W. Hight