

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

GREENVILLE 888
APR 25 2:59
CLERK OF COURTS
K. M. GIBB

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

Whereas: William H. Bauknight and Virginia R. Bauknight

(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 Two Thousand One Hundred and no/100 ----- Dollars (\$ 2,100.00) due and payable one year from date,

with interest thereon from date at the rate of six per centum per annum to be paid: 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, being on the western side of Neely Ferry Road, and having according to a plat entitled Property of R. L. and Heyward Thompson, dated April 3, 1957, by C. O. Riddle, the following metes and bounds, to-wit:

BEGINNING at a point in the center of Neely Ferry Road, which point is located N 59-05 E, 31.4 feet from an iron pin on the western side of Neely Ferry Road, and running thence with the center line of said Neely Ferry Road, S 19-50 E, 43.4 feet; thence continuing with said road, S 16-50 E, 231 feet to a point; thence continuing with said road, S 25-50 E, 234.5 feet to a point in said road, which point is located N 64-14 E, 27.4 feet from an iron pin on the western edge of said Neely Ferry Road; thence leaving said road and running S 64-14 W, 446.8 feet to an iron pin in line of property of Heyward Thompson; thence with line of Heyward Thompson, N 30-03 W, 358.4 feet to an iron pin; thence N 21-25 E, 167.6 feet to an iron pin; thence with line of R. L. Thompson, N 59-05 E, 392 feet to a point in Neely Ferry Road, the beginning corner.

Being the same property conveyed to the mortgagors herein by deed of Jack W. Jenkins and Helen B. Jenkins, to be recorded herewith.

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.

Handwritten notes and signatures:
9-5-64
W. H. Bauknight
Virginia R. Bauknight

SATISFIED AND
DAY
R. M. C. FUR
COUNTY, S. C.