

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }
MORTGAGE OF REAL ESTATE
To All Whom These Presents May Concern:

APR 25 3 22 PM 1962

Whereas: H. Alton Clark

(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 Four Thousand Two Hundred Forty and no/100 ----- Dollars (\$4,240.00) due and payable at the rate of \$47.74 per month, including interest, to be applied first to interest and then to principal,

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, Austin Township, near the Town of Simpsonville, on the northeastern side of road leading from State Highway No. 2 to Pelham, containing ten acres, more or less, and being known and designated as tract No. 1 in a subdivision of portions of property of R. N. Martin as done by W. J. Riddle, surveyor, on December, 1947, said lot beginning in the center of Pelham Road at corner of Ed. Fowler and running thence along Fowler line, N 66-01 W, 997 feet to corner on R. H. Martin; thence along Martin, S 35 W, 434 feet to corner on Tract No. 2 in said subdivision; thence along the joint line of Tracts No. 1 and 2, S 65-45 E, 235 feet to bend; thence continuing along road N 35-50 E, 200 feet to the beginning corner, less however, one acre conveyed by the mortgagor herein to G. H. Clark by deed recorded in the R.M.C. office for Greenville County in Deed Volume 447 at page 169, on December 10, 1951.

Being the same property conveyed to the mortgagor herein by deed of R. H. Martin recorded in the R.M.C. office for Greenville County in Deed Volume 330 at page 370.

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 10th day of June 1962

Successor to Farmers Bank
Simpsonville

Witness
Ann M. Tucker
Carroll

VERIFIED AND CORRECTED BY ME AND
S. H. BERRY
S. H. BERRY