

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, L. L. Durham, Haskel Glenn, Willie Williams, N. P. Yeargin, Dunk Milam, Maxie Thompson, Deacons of Poplar Springs Baptist Church (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 Three Thousand and No/100 --

Dollars (\$ 3000.00) due and payable

at the rate of \$40.00 per month

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, situated, lying and being in the State of South Carolina, County of Greenville, Austin Township, and containing one acre, more or less, and more fully described as follows, to-wit: Beginning on iron pin on side of road 3XOM, thence N. 40 W., to stake 3XOM, thence N. 20 E. 2.13 to stone 3 XOM, thence S. 46-3/4 5.87 to stone 3XOM, thence S. 57 1/2 W. 2.50 to beginning corner. Being the same property conveyed to the mortgagor herein by deed recorded in Deed Volume 23 at page 368 in the R.M.C. office for Greenville County.

ALSO:

All that piece, parcel and lot of land lying and being in Austin Township, Greenville County, South Carolina, on which is located a building about two miles northward from the Town of Simpsonville, near U. S. State Highway No. 276. It begins at a stake at corner of the Poplar Springs Baptist Church on line of property formerly belonging to estate of J. A. Martin and runs thence along the line of the church property N. 40 W., 282.8 feet to stake on bank of gully; thence along said gully as a line S. 23 W. feet to a stake; thence S. 40 E., 226 feet to stake on line of Martin lands; thence along Martin lands N. 58-15 E. 90 feet to beginning corner and containing .52 acres. Being the same property conveyed to the mortgagor herein by deed recorded in deed volume 526 at page 80 in the R.M.C. office for Greenville County.

ALSO:

All that certain piece, parcel or lot of land in Greenville County, State of South Carolina, adjoining the above two tracts of land and being known and designated as lot 7 of plat of property of R. H. Martin, prepared by W. J. Riddle in February, 1948, and having according to said plat the following metes and bounds, to-wit: BEGINNING on a settlement road a short distance east from U. S. Highway 276 at the corner of property of Poplar Springs Church, thence with said church property N. 58-00 E. 679 feet to corner of R. H. Martin property; thence with Martin line S. 43-40 E. 25 feet to corner on proposed road; thence with this road S. 57-10 W. 689 feet to corner; thence N. 4-20 E. 21 feet; thence N. 52 W. 175 feet to beginning corner, being the same property conveyed to the mortgagor herein by deed recorded in Deed Volume 343 at Page 1.

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 herefrom, 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 11/22/68

Peoples NATIONAL BANK OF GREENVILLE, S. C. Simpsonville S.C.
Successor to Farmers Bank

By N. L. Bramblett Jr. authorized signature
CASHIER

Witness Jo Ann G. HambyAnn W. Hughes

SATISFIED AND CANCELLED OF RECORD

7 DAY OF March 1969

Oliver FarnsworthR. M. C. FOR GREENVILLE COUNTY, S. C.
AT 9:00 O'CLOCK A. M. 21056