



WHEREAS, I, Roy Thomason

(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 One Thousand Ninety Five and No/100 --

Dollars (\$1095.00) due and payable

On November 1, 1963

with interest thereon from date at the rate of ~~3.50~~ 3.50 per centum per annum, to be paid: 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, and being more fully described as follows:

BEGINNING at a stone on Horsepen Creek and running thence S. 10 E. 32.25 chains to stone on Waddell's line; thence with said line S. 76 W. 405 to stone; thence N. 72 1/2 W. 13.50 to a stone; thence S. 82 1/2 W. 12.80 to stone on Word's line; thence N. 47 W. 13.60 to stone on W. G. Abercrombie line; thence with said line N. 6 E. 0.96 to center of Horsepen Creek; thence along meanders of said creek as the line to the beginning corner, and being the same tract of land conveyed to Roy Thomason by W. F. Gresham by deed recorded in the Greenville County R. M. C. Office.

This instrument is given as a junior mortgage to one given the Farmers Bank of Simpsonville in the sum of \$3,500.00 and recorded in Vol. 666 at page 102 in the Greenville County R. M. C. Office, and it is also given to better secure the payment of a chattel mortgage of like amount this day given the Farmers Bank of Simpsonville by the mortgagor.

Together with all and singular rights, members, herditaments, 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.

Part in Cash June 27, 1963
The Farmers Bank of Simpsonville, Simpsonville, S. C.
Per: [Signature]
President - Cashier

Witness
[Signature]
[Signature]

RECORDED AND CANCELLED BY ME
DAY OF June 1963
Olive Farnsworth
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 2:46 O'CLOCK P. M. NO. 427