

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:
APR 24 1963
Mrs. Otis Farnsworth
R. M. C.

WHEREAS, We, Joe R. Hamby and Marianna B. Hamby

(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 Two Thousand Seven Hundred and No/100 -- Dollars (\$2,700.00) due and payable

One Year after date

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, situate, lying and being in the State of South Carolina, County of Greenville, Austin Township, located on the northeast side of Dalewood Drive, north of the Town of Simpsonville, being known and designated as lot No. 40 and 41 on a plat of property of D. L. Bramlett, subdivision known as "Dalewood Heights", plat thereof made by C. O. Riddle, Surveyor, in February 1953, and recorded in Greenville County R.M.C. Office in plat book KK at page 5 this said plat being a part of lands as shown on a larger plat of property of Mrs. Rosa J. Bramlett, recorded in plat book F at page 27^R in the Greenville County R.M.C. Office, said lots 40 and 41 being more fully described as follows:

BEGINNING at an iron pin in the Northeast corner of Dalewood Drive and Bramlett street and running thence along Bramlett Street N. 42-43 E. 143.6 feet to an iron pin at culvert; thence along line of lot No. 39 N. 48-25 W. 226 feet to an iron pin, thence along line of lot No. 42 S. 42-43 W. 145.2 feet to an iron pin on Dalewood Drive, thence along Dalewood Drive S. 49-00 E. 226 feet to the beginning corner.

This being the same property as conveyed to mortgagors in book 630 at page 9 in the R. M. C. Office for Greenville County.

This mortgage is given as junior to a mortgage given the Farmers Bank of Simpsonville and recorded in Vol. 830 at page 7^R in the Greenville County R. M. C. Office.

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.

Paid in Full Apr-9, 1964

The Farmers Bank of Simpsonville, Simpsonville, S. C.

Per: N. S. Bramlett Jr.
President

Witness

Ann W. Hughes

S. W. Hubert Jr.

SAITSPALL AND CAMPBELL OF RECORD

13 April 1964
Allice Farnsworth
R.M.C. OFFICE
AT 12:10 O'CLOCK P.M. NO 28984