

GREENVILLE CO. S. C.

MORTGAGE OF REAL ESTATE—Prepared by RILEY AND RILEY, Attorneys at Law, Greenville, S. C.

JUL 7 9 39 AM 1965

BOOK 1000 PAGE 151

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

OLLIE F. R.M.C. **MORTGAGE OF REAL ESTATE**

To All Whom These Presents May Concern:

Whereas: we, Owen L. Johns, Jr., and Bette S. Johns,

(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 **THREE THOUSAND FIVE HUNDRED and NO/100---**

-----Dollars (\$ 3,500.00) due and payable
one year after date,

with interest thereon from date at the rate of **six** per centum per annum to be paid: **Quarterly**

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, in Austin Township, about three**

and one-half miles west of Simpsonville, and being shown on plat entitled Property of O. L. Johns, prepared by C. O. Riddle, dated June 4, 1965, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at a nail in center of McCall Road (formerly Log Shoals Road) and running thence with property of O. L. Johns N. 23-57 E. 469.7 feet to an old iron pin; thence continuing with property of Johns N. 0-10 E. 942.5 feet to an iron pin, passing over old iron pin 7.9 feet back on line; thence running with property of N. I. Kay, S. 61-04 E. 613.3 feet to an iron pin; thence with property of Clarence N. and Allie C. Moore and Smyrna Baptist Church, S. 5-45 W. 1413.9 feet to point in center of McCall Road, passing over iron pin 23 feet back on line; thence with the center of said McCall Road (formerly Log Shoals Road) N. 60-36 W. 679.3 feet to the beginning corner, and containing 17.21 acres.

This being the same property conveyed to mortgagors herein by deed 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.

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FOR SATISFACTION TO THIS MORTGAGE SEE
SATISFACTION BOOK 28 PAGE 78

SATISFIED AND CANCELLED OF RECORD
20 DAY OF Jan 1975
Bennie S. Tankersley
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 9:46 O'CLOCK 2 M. NO. 17087