

STATE OF SOUTH CAROLINA
COUNTY OF Greenville }

MORTGAGE OF REAL ESTATE

BOOK 1001 PAGE 255

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, We, E. P. Pearson and Arie Pearson

(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 Eleven Hundred Eighty and No/100 --

Dollars (\$ 1,180.00) due and payable

on December 15, 1965

with interest thereon from date at the rate of 7 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, in Butler Township, on the Anderson Bridge Road and on Peters Creek and being a portion of the land conveyed to F. B. Massingale by E. Inman, Master, and being known as a part of the lands owned by T. R. Cox at the time of his death. Said tract of land contains 3.95 acres, more or less, and is described as follows:

BEGINNING at the fork or intersection of the Anderson Bridge Road and a county road crossing or intersection at approximately right angles and running thence along said county road N. 15-30 W. 657.8 feet to bend in road; thence N. 41-10 W. 363 feet to another bend; thence N. 24-15 W. 230 feet to bend; thence N. 78-25 W. 113 feet to bend; thence S. 51-15 W. 126.6 feet to a bend; thence N. 17-15 W. 165 feet to point where said road crosses Peters Creek; thence along Peters Creek as a line S. 69-45 W. 123 feet to bend; thence N. 65-30 W. 441 feet to corner; thence leaving the creek and running thence S. 4-05 W. 1230 feet to corner on Anderson Bridge Road; thence along Anderson Bridge Road S. 82-30 E. 1693 feet to the beginning corner.

Being the same property conveyed to the Morgagors herein by deed recorded in the R. M. C. Office for Greenville County in Deed Volume 291 at Page 205.

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, DATE Jan. 6, 1966

The Farmers Bank of Simpsonville
Simpsonville, S. C.

Per L. L. Bramlett Jr.
President - Cashier

Witness Ann W. Hughes
S. W. Hiatt Jr.

SATISFIED AND CANCELLED OF RECORD

25 DAY OF April 1967

Ollie Farnsworth

R. M. C. FOR GREENVILLE COUNTY, S. C.

AT 9:30 O'CLOCK A. M. NO. 25794