

OLLIE FARNSWORTH

BOOK 1011 PAGE 421

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

Whereas: Jimmy W. Burns and Erline T. Burns

(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 **NINE HUNDRED FIFTY-FOUR and NO/100-----**

----- Dollars (\$954.00) due and payable

at the rate of \$80 per month until paid in full,

with interest thereon from date at the rate of **six** 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, being shown as 1 acre on plat of property of Jimmy Burns prepared by Jones Engineering Service dated October 9, 1965, and having, according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin in center of County Road and running thence with property of J. J. Busha S. 31-50 E. 210 feet to an iron pin; thence S. 73-43 W. 208.5 feet to an iron pin; thence N. 32 W. 210 feet to an iron pin in line of property of Taylor; thence with property of Taylor and County Road referred to in said plat N. 73-50 E. 210 feet to an iron pin in center of said Road, the beginning corner.

Also any right, title and interest which I may have in any property located between the property hereinabove described and the center line of said County Road as shown on said plat.

ALSO: ALL that certain piece, parcel or tract of land in Greenville County, State of South Carolina, being shown as .08 acres on portion of plat of property of Jimmy Burns prepared by Jones Engineering Service dated October 9, 1965, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin in center line of County Road as shown on said plat and running thence with the center line of said County Road N. 89-00 E. 182.6 feet to an iron pin in center of said Road; thence with line of property today conveyed to mortgagor herein by Busha S. 73-50 W. 162.4 feet to an iron pin; thence N. 32-00 W. 49.6 feet to an iron pin in center of County Road, the beginning corner.

Being the same property conveyed this date to mortgagor herein by deeds 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.

Paid in full May 16, 1966
The Farmers Bank of Simpsonville
Simpsonville S. C.
By: D. L. Bramlett Jr. President
Witnesses
Ann W. Hughes
Linda Keesley

SATISFIED AND CANCELLED OF RECORD
17 DAY OF *May* 19*66*
Ollie Farnsworth
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT *2:42* O'CLOCK *P*. M. NO. *32705*