

STATE OF SOUTH CAROLINA
COUNTY OF Greenville }

MORTGAGE OF REAL ESTATE

BOOK 1022 PAGE 169

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, We. Robert E. Hamby and Jo Ann G. 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 Four Thousand Four Hundred Seventy Two and 18/100 --- Dollars (\$ 4472.18) due and payable

at the rate of \$50.00 one month after date hereof and a like payment on each succeeding month thereafter with interest being figured first from payment and balance to apply on principal.

with interest thereon from date at the rate of six 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, in Austin Township, in the Town of Simpsonville, being known and designated as Lot No. 36 of a subdivision known as League Estates as shown by plat thereof by W. J. Riddle, dated October, 1941, recorded in Plat Book K at pages 111 and 112, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the south side of S. Pliney Circle, at the joint front corner of Lots No. 36 and 37, and running thence along the south side of South Pliney Circle, N. 67-23 E. 105 feet to an iron pin at the joint front corner of Lots 35 and 36; thence with the line of Lot No. 35, S. 19-45 E, 168.6 feet to an iron pin; thence S. 64-50 W. 105.3 feet to an iron pin at the joint rear corner of Lots 36 and 37; thence with the line of Lot No. 37, N. 19-45 W, 173 feet to an iron pin on the south side of South Pliney Circle, the beginning corner.

Being the same property conveyed to the mortgagors herein by deed recorded in Deed Volume 454 at page 249.

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.