

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

FRED
GREENVILLE CO. S. C.

MORTGAGE OF REAL ESTATE

BOOK 1035 PAGE 151

JUL 7 2 12 PM 1966 ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, OLLIE FARRISWORTH
I, James C. Shular

(hereinafter referred to as Mortgagor) is well and truly indebted unto Southern Bank and Trust Company
Piedmont, 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 One thousand eight hundred eighty-two and 80/100-----
Dollars (\$ 1,882.80) due and payable

payable in thirty-six monthly payments of \$52.30 each, beginning on July 22, 1966,
and continuing monthly thereafter 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,

All that piece, parcel or lot of land in Oaklawn Township, Greenville County, State of South Carolina, That certain tract of land known as tract No. 5 in the division of the lands of the estate of the late Josephine Walker. The said tract of land contains eighteen (18) acres, more or less, being situated in Oaklawn Township, State and County aforesaid, adjoining lands of H. P. Beam, also Tracts No. 4 and No. 6 of the said division, a plat of this date (March 22, 1938) made by W. F. Adkins and B. F. Wigington, will more fully describe the lands conveyed.

The above tract piece, parcel or lot of land was conveyed to Rendie Shular by deed by Wm. Walker et all and said deed is of record in R. M. C. Office , State and County aforesaid in Vol. 206 at pages 365.

The above tract, piece, parcel or lot of land was conveyed to James C. Shular by Rendie Shular by deed dated June 3, 1954 , said deed is recorded in R . M. C. Office for Greenville County in Vol. 512, Page 367.

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.