

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

DEC 28 10 11 AM 1966
ELLIE R. M.C.

MORTGAGE OF REAL ESTATE

BOOK 1047 PAGE 199

To All Whom These Presents May Concern:

Whereas: William L. Kaiser

(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 THOUSAND and NO/100-----

Dollars (\$9,000.00) due and payable

at the rate of \$104.50 per month,

with interest thereon from date at the rate of seven 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 Butler Township, located on the eastern side of Salters Road and containing 1.3 acres, more or less, according to plat of property of William L. Kaiser by Ethlan C. Allen, Surveyor, dated March 28, 1955, and according to said plat, having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of Salter Road at the joint corner of this property and property now or formerly of Brown and running thence N. 79-50 E. 289 feet to an iron pin; thence S. 82-48 E. 162.5 feet to an iron pin in center of a creek; thence with the center of said creek, S. 70-03 W. 324.5 feet to a point in center of bridge over creek and Salters Road; thence with Salters Road, N. 18-19 W. 195.8 feet to an iron pin, the beginning corner. Being the same property conveyed to the mortgagor herein by deed recorded in the RMC Office for Greenville County in Deed Volume 522 at Page 381.

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 10 PAGE 109

SATISFIED AND CANCELLED OF RECORD
DAY OF Sept 19 72
Elizabeth Reddle
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 9:21 O'CLOCK A.M. NO. 6988