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MORTGAGE OF REAL ESTATE - Prepared by RILEY AND RILEY, Attorneys at Law, Greenville, S. C.

OLLIE PARNSWORTH

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

Whereas Samuel Ed Mayfield and Julia L. Mayfield

(hereinafter referred to as Mortgagor) is well and truly indebted unto Southern Bank and Trust Company, its successors or assigns, forever,

(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 TWO THOUSAND and NO/100-----

Dollars (\$2,000.00) due and payable

one (1) year from date,

with interest thereon from date at the rate of $6\frac{1}{2}$ - per centum per annum to be paid:

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 Grove Township, containing 21.47 acres, more or less, as shown on plat representing a tract of land owned by John D. Huff to be deeded to S. Ed Mayfield, prepared by John C. Smith, R.L.S., dated July 19, 1967, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on bank of branch and running thence with the property of Herbert Armstrong S. 89-45 W. 790 feet to an old stone, crossing an old road as shown on said plat; thence with property of Ed Knight, N. 7-15 W. 1,162 feet to point in center line of creek, passing over iron pin 15 feet back on line; thence with the center line of creek as property line, the meanders of which are as follows: N. 85-00 E. 122.7 feet; thence S. 64-20 E. 62 feet; thence S. 80-50 E. 300 feet; thence S. 88-55 E. 122 feet; thence N. 81-35 E. 275 feet; thence S. 84-40 E. 150 feet to mouth of branch; thence with the center line of said branch as the property line, the meanders of which branch are as follows: S. 24-00 W. 162 feet (passing over iron pin 130 feet back on line); S. 10-05 W. 200 feet; S. 3-15 E. 155 feet; S. 19-35 W. 165 feet; S. 14-55 E. 300 feet to an iron pin, the beginning corner.

Being the same property conveyed to the mortgagors herein by deed 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.

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[Handwritten signatures and notes in the bottom left corner, including names like "Samuel Ed Mayfield" and "Julia L. Mayfield"]

[Handwritten signatures and notes in the bottom right corner, including "RILEY AND RILEY" and "GREENVILLE, S. C."]