

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, We, Truman D. Simmons and Evelyn S. Simmons

(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

Four thousand five hundred and no/100-----Dollars (\$4, 500. 00) due and payable

in monthly payments of \$75. 00 per month, including principal and interest,
beginning on May 15, 1968 , and payments continuing monthly thereafter
until paid in full.

with interest thereon from date at the rate of 7 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

All that piece, parcel or lot of land in Grove Township, Greenville County, State of South Carolina, lying and situated on the West side of Highway No. 29, between Grove Station and Piedmont, adjoining property of Truman D. Simmons now or formerly owned by C. B. Dalton and possible others ; and having the following metes and bounds, to wit :

BEGINNING at an iron pin, corner or property owned by Truman D. Simmons, thence along line of Truman D. Simmons N. 65- 53 W . 157 feet to iron pin ; corner of Simmons property and that of Ila Mae Stone ; thence along the line of Ila Mae Stone N. 31 E - 176 feet to iron pin corner of C. B. Dalton property ; thence along line of Ila Mae Stone S 65-53 E. 157 feet to iron pin on edge of Highway No. 29, thence along Highway No. 29 S. 31 - 35 W. 176 feet to point of beginning.

This being the same piece, parcel or lot of land conveyed to Ila Mae Stone by deed of J. A. Stone on the 17th day of September, 1957, said deed of record in the R. M. C. Office in Book Q, Page 48.

This being the same piece, parcel or lot of land conveyed to Truman D. Simmons and Evelyn S. Simmons by deed of Ila Mae Stone on the 18th day of December, 1962.

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.

PAID IN FULL & SATISFIED, this 24 day of August 1970.

Southern Bank and Trust Company
Piedmont Greenville, South Carolina

By H. H. [Signature]

Witness Margaret H. [Signature]

SATISFIED AND CANCELLED OF RECORD
DAY OF Aug 19 70

R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 1:15 O'CLOCK P. M. NO. 4111