

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

FILED

SEP 7 1961 A.M.

BOOK 868 PAGE 73

DEPARTMENT OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:



WHEREAS, I, J. A. Martin Mrs. Ollie Farnsworth
(hereinafter referred to as Mortgagor) is well and truly indebted unto R. M. B. Bank of Piedmont

(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
Three Hundred Ninety-two and 82/100 Dollars (\$ 392.82) due and payable

Payable six months from date

with interest thereon from date at the rate of 6 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, Grove Township, and having according to a plat by J. Coke Smith and John C. Smith dated October 2, 1951, the following metes and bounds, to wit:

Beginning at an iron pin on line of Jep Elrod and running thence along his line N 60-25 E 504 feet to an iron pin; thence N 52-15 E 138 feet to a hickory on Cleveland line; thence S 33-30 E 265 feet to an iron pin; thence S 15-30 W 221.8 feet to an iron pin; thence S 45-00 W 627 feet to an iron pin, on corner of Charley Thompson; thence N 77-00 W 245.5 feet to an iron pin; thence N 0-13 E 435.5 feet to an iron pin, the point of beginning and containing 7.75 acres, more or less.

Also, All that other piece, parcel or tract of land in Grove Township, State and County aforesaid and having according to plat by John C. Smith and J. Coke Smith dated October 15, 1951, the following metes and bounds to wit:

Beginning at an iron pin at a pine tree near or on the line of Jep Elrod and running thence S 7-55 E 442.8 feet to an iron pin at corner of Albert Turner; thence S 70-30 W 219 feet to an iron pin; thence continuing with line of Turner S 49-05 E 206.7 to an iron pin on line of Addie Leg Lollis; thence with line of her property S 69-15 W 364.3 feet and N 61.30 W 206.5 feet to an iron pin, J. A. Martin corner; thence with line of Martin property N 84-45 W 187.4 feet to an iron pin at the corner of Pittman; thence with line of Pittman N 54 W 325 feet to a point of line of Freeman; thence with Freeman line N 60-45 E 881 feet to a point; thence N 69-30 E 312 feet to the point of beginning.

The above two tracts of land are a portion of the property conveyed to Mrs. E. A. Cason by deed recorded in RMC Office for Greenville County in Volume 186 at page 3. The grantor is executing deeds of even date to Clyde P. Martin and Esley Freeman and with these conveyances all of the property embraced with the aforementioned deed will have been sold. Mrs. E. A. Cason departed this life testate in February, 1951, reference being hereunto made with records on file with the Probate Judge for Anderson County and to Apartment 620, File No. 14, in the office of the Probate Judge for Greenville County. The grantor herein being specifically directed to sell and dispose of all realty owned by the said E. A. Cason. See Plat Book DD, page 185 for above referenced plats. It is hereby agreed and understood that four (4) acres of the above described property has been conveyed to Cecil Evans,

Together with all and singular rights, members, hereditaments, 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.

Witness my hand and the seal of said County, this 7th day of September, 1961.

RECORDED OF RECORD
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M. J. ...