

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

ED
MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

BOOK 878 PAGE 217



Mrs. Ollie Farnsworth
Notary Public

WHEREAS, I, Bessie B. Smith

(hereinafter referred to as Mortgagor) is well and truly indebted unto
Farmers Bank of Simpsonville

(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 Six Hundred Twenty Five and 40/100 --
Dollars (\$ 625.40) due and payable

6
six months after date

with interest thereon from date at the rate of 7 per centum per annum, to be paid: semi-annually,
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, on the south side of S. C. Highway 146, containing 10.00 acres more or less, being known and designated as lot No. 3 on plat of property of Hattie Bell Estate dated November 1960, and recorded in Plat Book UU, page 114 in the Greenville County RMC Office, reference to said plat is here made for a more complete description and courses and distances, metes and bounds as set forth in said plat are here made a part and parcel of this instrument.

The above described tract of land was conveyed to Bessie B. Smith by deed recorded in Deed Book 663 at page 344 in the Greenville County R. M. C. Office, said deed from Henry Larkin Bell and also comes to said Bessie B. Smith under the will of Hattie Bell, deceased, will on file in Apartment 737, file 6, Office of Probate Court for Greenville County, S. C.

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.

*Paid in full
January 25, 1964
The Farmers Bank of
Simpsonville,
Simpsonville, S. C.
By: D. L. Bramlett, Jr.
Pres.*

*Witnesses:
Ann J. Hughes
Edith Parley*

SATISFIED AND CANCELLED OF RECORD
31st DAY OF January 1964
Ollie Farnsworth
M. M. C. FOR GREENVILLE COUNTY, S. C.
AT 1:30 O'CLOCK P. M. NO. 21613