

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

Whereas: Irene Gwinn (same as Irene Gwinn Baughcome)

(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 Two Thousand Five Hundred and no/100 -----
----- Dollars \$ 2,500.00 due and payable

one year from date,

with interest thereon from date at the rate of six per centum per annum to be paid: quarterly,

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 Austin Township, and being a short distance east of the Town of Simpsonville and being the same lot conveyed to Sarah Mayfield by deed of David N. Mayfield and is described as follows:

All that certain lot of land known as Lot No. 2 on a plat of the property of David N. Mayfield according to survey made by W. J. Riddle, Surveyor, dated in 1940. Beginning at a point in the Georgia Road at corner of Lot No. 1 of said subdivision and running thence along line of Lot No. 1, S 9-30 E, 209 feet to stake; thence N 80-30 E, 104.5 feet to stake at corner of Lot No. 3; thence along line of Lot No. 3, N 9-30 W, 209 feet to a point in Georgia Road; thence along the Georgia Road, S 80-30 W, 104.5 feet to the beginning corner, containing one-half acre, more or less, and being the same land conveyed to Sarah Mayfield by David N. Mayfield by deed dated February 8, 1940, recorded in Deed Book 219, page 43.

ALSO:

All that other lot of land which was conveyed to Sarah Mayfield by David N. Mayfield by deed recorded in Deed Volume 311, at page 214, being in the State of South Carolina, County of Greenville, in Austin Township, and being described as follows:

Beginning at a point in the center of public road at a point 215 feet southeast of Georgia Road; and runs thence along line of Lot No. 2 previously described, N 79 1/2 E, 1.57 chains to iron pin at corner of Lot No. 2, and lot No. 3; thence along the line of S m th N. Mayfield, S 10 1/2 E, 1.00 to a point in center of road; thence along center of said road N 71 W, 1.76 and containing .08 of an acre, more or less, according to survey made by E. E. Gary, dated April 18, 1947.

Being the same property conveyed to the mortgagor herein by deed recorded in Deed Volume 402 at page 315.

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.

June 14, 1963

D. L. Bramlett Jr.

Ann W. Hughes

Elizabeth B. Hughes

July 63
12 Allie Fairworth
9:30 a 1963