

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE } **MORTGAGE OF REAL ESTATE**

To All Whom These Presents May Concern:

Whereas: H. N. HAMMOND, JR.

(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 Six Thousand and no/100 ----- Dollars (\$ 6,000.00 ) due and payable

monthly at the rate of \$66.62 per month, said monthly payments to be applied first to interest and then to principal,

with interest thereon from date at the rate of six 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 Greenville, in the Standing Springs Community, Austin Township, approximately two miles west of the Town of Simpsonville, and having according to a survey by C. O. Riddle, dated June 7, 1961, the following metes and bounds, to-wit:

BEGINNING at a point in Baldwin Road, the point being located N 80-54 E, 15.1 feet from iron pin in the western edge of said road, and running thence with the center of said Baldwin Road, N 6-43 W, 90.6 feet to a point; thence continuing with the center of said road, N 0-31 E, 120.2 feet to a nail at the intersection of Baldwin Road and a secondary untreated road, thence a line in said secondary untreated road, N 85-35 W, 249.8 feet to a point; thence continuing with line in said road, N 88-45 W, 252 feet to a point in said road which point is located N 8-30 W, 10.6 feet from iron pin on southern edge of said road; thence leaving said road and running with the line of Herbert A. Johnson, S 8-30 E, 314.3 feet to an iron pin; thence with other property of H. N. Hammond, N 80-54 E, 476.8 feet to a point in the center line of Baldwin Road, the beginning corner. This tract of land contains 2.97 acres, more or less, according to said plat.

Being the same property conveyed to the mortgagor herein by deed of H. N. Hammond recorded in Deed Volume 676 at page 331 in the R.M.C. office for Greenville County.

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.

FOR SATISFACTION TO THIS MORTGAGE SEE SATISFACTION BOOK 1 PAGE 601

SATISFIED AND CORRECTLY OF RECORD  
Ollie [Signature] 10/12  
R. M. C. OFFICE  
AT 10:47 AM 10/12/62