

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
MORTGAGE OF REAL ESTATE

FILED
GREENVILLE CO. S. C.
OCT 19 9 39 AM 1967
OLLIE FARNSWORTH

To All Whom These Presents May Concern:

Whereas: I, Kathleen Sims Gantt, same as Kathleen L. Sims,
(hereinafter referred to as Mortgagor) is well and truly indebted unto Farmers Bank of Simpsonville,
(hereinafter referred to as Mortgagee) as evidenced by the Mortgage's promissory note of even date herewith, the terms of which are
incorporated herein by reference, in the sum of Five Thousand and No/100
----- Dollars (\$5,000.00) Due and payable
at the rate of 5 1/2% per month, To be applied first to interest, then to
principal, said payments including
interest thereon from date at the rate of 6 1/2% per centum per annum to be paid monthly.

WHEREAS, the Mortgagee may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or
for the Mortgagee's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

NOW KNOW ALL MEN, That the Mortgagee, in consideration of the aforesaid debt, and in order to secure the payment thereof,
and of any other and further sums for which the Mortgagee 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 Mortgagee 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 certain piece, parcel or tract of land in Austin Township, Greenville
County, State of South Carolina, in or near the Town of Mauldin, and having,
according to plat of property of Mrs. M. T. Sims, prepared by C. C. Jones, dated
April 6, 1956, the following lots and bounds, to-wit:

BEGINNING at an iron pin, which iron pin is located N. 50-20 E. 625 feet from
line, shown as being N. 31-30 W. 400.0 feet and running thence N. 74-50 E. 272.8
feet to iron pin; thence N. 50-20 E. 304.1 feet to iron pin; thence N. 30-20 W. 304.1
feet to iron pin; thence N. 60-21 W. 157.1 feet to iron pin; thence S. 10-20 W.
151.7 feet to iron pin; thence S. 0-00 E. 220 feet to iron pin, the beginning
corner, being a portion of the same property conveyed to M. T. Sims and Kathleen
Sims by deed recorded in Deed Volume 472, at page 122, M. T. Sims having died
December 11, 1955, and having, by will, left his entire estate to his wife,
Kathleen Sims, said portion containing 1.25 acres.

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 Mortgagee 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 encum-
brances except as provided herein. The Mortgagee further covenants to warrant and forever defend all and singular the said premises
unto the Mortgagee forever, from and against the Mortgagee and all persons whomsoever lawfully claiming the same or any part thereof.

PAID IN FULL, DATE 2/9/67

The Farmers Bank of Simpsonville
Simpsonville, S. C.

Per R. L. Bramlett Jr.
President - Cashier

Witness Anni W. Hughes
Betty G. Chandler

SATISFIED AND RELEASED OF RECORD
27 March 1967
Ollie Farnsworth
R. B. C. FOR GREENVILLE COUNTY, S. C.
AT 3:19 P. M. NO. 23051