

DEC 19 10 53 AM 1962

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

Whereas: I, W. R. Julian,

(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 Thirty-Two Hundred and No/100-----

-----Dollars (\$ 3,200.00) due and payable

one (1) year from date,

with interest thereon from date at the rate of six (6) per centum per annum to be paid: semi-annually

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, being shown as a major portion of Tract No. 1 on plat of Estate of H. S. Cureton as shown by plat recorded in Plat Book P at Page 105 and having the following metes and bounds, to-wit:

BEGINNING AT an iron pin on the eastern side of Fork Shoals Road at corner of property of Reedy Fork Church; thence with said Church line N. 63-45 E. 933.9 feet to an iron pin; thence with property now or formerly of N. Sullivan Estate S. 21 E. 639.54 feet; thence with line now or formerly of J. T. Childers S. 19-15 E. 1081.24 feet to iron pin; thence S. 74-25 W. 965 feet, more or less, to iron pin in Fork Shoals Road; thence with center of Fork Shoals Road (more or less) N. 18-66 W. 1223.8 feet to beginning corner, being the same property conveyed to the mortgagor herein by deed recorded in Deed Volume 650 at Page 354 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.

Paid in full Nov. 23, 1965
The Farmers Bank of Simpsonville
Simpsonville S. C.
By: S. L. Bramlette Jr. President
Witness
Ann W. Hughes
Annie Mae Kelleff

SATISFIED BY FILED OF RECORD
26 Nov. 1965
Ollie Farnsworth
9:30 A.M. 15292