

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN



WHEREAS, L. Lee Pinson

(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 Three Hundred Sixty Nine and 50/100 Dollars (\$ 369.50) due and payable

Twenty (\$20.00) Dollars one month after date hereof, and a like amount of \$ 20.00 on each succeeding 18th day of each month thereafter until paid in full.

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, Austin Township, located on the east side of Cook Street in the Town of Simpsonville, being designated as the back half of lot no. 1 as shown on a plat of the D. D. Goldsmith property, plat made by W. J. Riddle, Surveyor in May 1956 and having according to said plat, the following courses and distances:

BEGINNING at an iron pin at the northeast side of Cook Street at the corner of the lot comprising the front half of lot No. 1 and running thence along Cook Street N. 16-30 W. 69.95 feet to the corner of the Caroline Goldsmith Estate; thence along line of Goldsmith Estate N. 74-20 E. 41.1 feet to an iron pin on line of Lot No. 2; thence along said lot No. 2, S. 16-47 E. 69.3 feet to an iron pin; thence S. 73-35 W. 41.7 feet to the beginning corner, and being the same lot of land conveyed to mortgagor by D. D. Goldsmith by deed recorded in Deed Book 609, page 356 in the Greenville County R. M. C. Office.

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
5-3-65
The Farmers Bank of Simpsonville
Simpsonville, S.C.
By: N.L. Bramlett, Jr.
President*

*Witnesses:
Ann W. Hughes
Elizabeth B. Hughes*

*SATISFIED AND RECEIVED OF DEED
26 Aug. 1965
Ollie Farnsworth
4:30 P.M. 6508*