

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

OLLIE F. F. WORTH
R. M. C.

MORTGAGE OF REAL ESTATE

BOOK 949 PAGE 211

To All Whom These Presents May Concern:

Whereas I, W. L. DEAN,

(hereinafter referred to as Mortgagor) is well and truly indebted unto Farmers Bank of Simpsonville, S. C., its successors and assigns,

(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 FOUR THOUSAND EIGHT HUNDRED and NO/100-----

-----Dollars (\$ 4,800.00) due and payable one year after date,

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 Austin Township, being located on the southwestern side of a County Road known as Pelham-Greenville Road and being shown as 34.90 acres, more or less, on plat entitled Property of W. L. Dean, prepared by C. O. Riddle, dated October, 1958, and recorded in the R. M. C. Office for Greenville County in Deed Volume MM at Page 53 and having such metes and bounds, courses and distances as shown thereon.

Excepted from this deed are two small tracts of land on the southwestern side of said County Road. One tract, containing one acre, was conveyed by W. L. Dean to Waymon B. Nelson and Clara D. Nelson by deed recorded in the R. M. C. Office for Greenville County in Deed Volume 634 at Page 186. The other tract, containing one-half acre, more or less, was conveyed to Sarah Casman and James L. Casman by W. L. Dean by deed recorded in the R. M. C. office for Greenville County in Deed Volume 678 at Page 383.

This being a portion of the same property conveyed to W. L. Dean by deed recorded in the R. M. C. Office for Greenville County in Deed Volume 284 at Page 269.

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.

[Handwritten signatures and notes]
The Farmers Bank of Simpsonville, Simpsonville, S. C.
Mortgagee

RECORDED IN THE OFFICE OF THE CLERK OF COURTS
GREENVILLE COUNTY, S. C.
FEB 17 1961