

STATE OF SOUTH CAROLINA }
COUNTY OF Greenville }

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

FILED
GREENVILLE CO. S. C.
BOOK 956 PAGE 95
APR 21 2 00 PM 1964

OLLIE F. JENKINS
R. M. C.

WHEREAS, we, James Carroll Goodwin and Virginia G. Goodwin,
(hereinafter referred to as Mortgagor) is well and truly indebted unto Citizens Bank

(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 ----- Dollars (\$ 4,000.00) due and payable one year after date

with interest thereon from date at the rate of 6 per centum per annum, to be paid: 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 about one mile west of the Town of Fountain Inn with the following metes and bounds, according to a plat and survey made by C. O. Riddle, Surveyor, in February 1964, to-wit:

Beginning at an old iron pin in western edge of a county road, joint back corner with land of Ben W. Garrett and running thence with the western edge of said road S. 0 - 30 W. 394.9', crossing State Highway No. 418, to an iron pin, joint corner with land of J. M. Curry and on line of land of J. B. Armstrong; thence with the joint line of land of J. M. Curry and with the meanderings of a branch as a line N. 83 - 32 W. 190.6' to an iron pin; thence N. 53 - 31 W. 117.4' along branch to an iron pin; thence S. 89 - 09 W. 230.7' to an iron pin in or near branch; thence continuing with the branch as a line N. 48 - 04 E. 201.2' to an iron pin at southern end of culvert under State Highway No. 418; thence N. 27 - 48 E. 51' to center line of said highway; thence N. 3 - 40 W. 118.5' to an old iron pin joint corner with lands of J. M. Curry, Dee Sims, and Ben Garrett; thence N. 88 - 33 E. 352.4' along joint line of Ben Garrett to an iron pin, the point of beginning, and containing 3.1 acres, more or less; 2.69 acres, more or less, excluding said highway and right-of-way.

This being the same tract of land conveyed to the Mortgagors by deed of J. M. Curry and Belle Peden Curry on the 17th day of April, 1964, to be recorded herewith.

Also all that other piece, parcel or tract of land situated in the County and State aforesaid containing 1.04 acres more or less according to a plat and survey made by Lewis C. Godsey, Surveyor, in November 1960, said Plat entitled "Property of Ben Garrett near Fountain Inn, S. C." Said lot fronting on new State Highway 418-250.6' and being bounded by Eskew lot on the East, McDowell land and land of Ben Garrett on the North. Also, a roadway along the Western Boundary of this lot that connects Highway No. 418 running through the property of Ben Garrett with an old public road to the Jenkins Bridge Road. This being the same tract of land conveyed to the Mortgagors by deed of John B. Armstrong on the 14th day of December 1960, said deed of record in the Office of the R. M. C. for Greenville County, S. C., in deed book 665, page 48. Reference to said deed and said plat being made for a better description of the lines, corners, distances, etc.

Together with all and singular rights, members, herditaments, 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.

FOR SATISFACTION TO THIS MORTGAGE SEE
SATISFACTION BOOK 3 PAGE 640

SATISFIED AND CANCELLED OF RECORD
AT 1:15 O'CLOCK P. M. NO. 14430