

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
MORTGAGE OF REAL ESTATE BOOK 957 PAGE 541

To All Whom These Presents May Concern:

Whereas: we, E. P. PEARSON and ARIE PEARSON,

(hereinafter referred to as Mortgagor) is well and truly indebted unto FARMERS BANK OF SIMPSONVILLE, S. C.,

(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 **NINE HUNDRED FIFTY and NO/100-----**

-----Dollars (\$ 950.00-----) due and payable
at the rate of \$190.00 per year, the balance of principal and interest due five years from date,

with interest thereon from date at the rate of **six** 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**, in **Butler Township**, on the **Anderson Bridge Road** and on **Peters Creek** and being a portion of the land conveyed to **F. B. Massingale** by **E. Inman**, Master, and being known as a part of the lands owned by **T. R. Cox** at the time of his death. Said tract of land contains **39.95 acres**, more or less, and is described as follows:

BEGINNING at the fork or intersection of the **Anderson Bridge Road** and a county road crossing or intersection at approximately right angles and running thence along said county road **N. 15-30 W. 657.8 feet** to bend in road; thence **N. 41-10 W. 363 feet** to another bend; thence **N. 24-15 W. 280 feet** to bend; thence **N. 78-25 W. 113 feet** to bend; thence **S. 51-15 W. 126.6 feet** to a bend; thence **N. 17-15 W. 165 feet** to point where said road crosses **Peters Creek**; thence along **Peters Creek** as a line **S. 69-45 W. 123 feet** to bend; thence **N. 65-30 W. 444 feet** to corner; thence leaving the creek and running thence **S. 4-05 W. 1230 feet** to corner on **Anderson Bridge Road**; thence along **Anderson Bridge Road S. 82-30 E. 1693 feet** to the beginning corner.

Being the same property conveyed to the Mortgagors herein by deed recorded in the **R. M. C. Office for Greenville County** in Deed Volume **291** at Page **205**.

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.

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Paid in full
4-16-65
The Farmers Bank of Simpsonville,
Simpsonville, S. C.
By: D. L. Bramlett, Jr.
President
Witness:
Ann W. Hughes
E. Elizabeth B. Hughes

SATISFIED AND CANCELLED OF RECORD
26 DAY OF *Aug.* 19*65*
Ollie Furkubarth
R.M.C. FOR GREENVILLE COUNTY, S. C.
AT *9:31* O'CLOCK *A.M.* NO. *6588*