

STATE OF SOUTH CAROLINA
COUNTY OF Greenville }

AUG 12 1964

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN: *Ellie Farnsworth*
R. M. C.



BOOK 968 PAGE 147

WHEREAS, I, R. Cecil Fowler

(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 and No/100 --

Dollars (\$ 300.00) due and payable

One Year after date

with interest thereon from date at the rate of six per centum per annum, to be paid: 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, containing 18.29 acres, more or less,

being known and designated as Tract No. 2 of the subdivision of W. M. Fowler, property as shown by plat thereof prepared by W. J. Riddle, dated March 1943, recorded in plat book LL at page 51 and having such metes and bounds as shown on said plat.

LESS HOWEVER, a tract of 9.49 acres conveyed to Henry V. Sheppard by deed recorded in Deed Volume 707 at Page 105 on September 19, 1962.

This mortgage is a junior mortgage to one given the Farmers Bank of Simpsonville in the sum of \$2,200.00 and recorded in Vol. 960 at page 237 in the Greenville County R. M. C. Office.

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.

PAID IN FULL, DATE Aug 1, 1966
The Farmers Bank of Simpsonville
Simpsonville, S. C.

For Ann W. Hughes
Asst. President - Cashier

Witness Catharine Stair
Linda Keesley

SATISFIED AND CANCELLED OF RECORD
31 DAY OF August 1966
Ellie Farnsworth
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 9:30 O'CLOCK A. M. NO. 6058