

AUG 17 10 41 AM 1964

OLLIE FARNSWORTH

BOOK 958 PAGE 443

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

Whereas: JAMES H. BURNS,

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

-----Dollars (\$1,800.00----) due and payable
at the rate of \$50.00 per month,

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, on the western side of Stenhouse Drive, shown on a plat entitled "Property of W. Roscoe Jones and Harold B. McKinney", prepared May 18, 1962, by C. O. Riddle, R.L.S., recorded in Plat Book AAA at Page 111 in the R. M. C. Office for Greenville County, and shown as Lot 5, the said lot being the third lot in a southerly direction from the intersection of the Stenhouse Drive and a County Road, and having according to said plat the following metes and bounds:

BEGINNING at an iron pin on the western side of Stenhouse Drive, at the joint corner of Lots 3 and 5, which point is 175 feet in a southerly direction from the southwestern corner of the intersection of Stenhouse Drive and a County Road, and running thence S. 63-21 W. 92 feet to an iron pin in line of property now or formerly of Cora Durham, thence along the line of property of Cora Durham, S. 25-54 E. 70 feet to an iron pin, corner of Lot 7; thence along line of Lot 7, N. 63-21 E. 92 feet to an iron pin on the western side of Stenhouse Drive; thence along Stenhouse Drive N. 25-54 W. 70 feet to the point of beginning.

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.

2134

Paid and Satisfied in Full this
the 6 day of Dec. 1967

THE PEOPLES NATIONAL BANK

Simpsonville Greenville, South Carolina Successor To Farmers Bank

D. L. Bramlette Jr. Pres. Cashier

Witness Ann W. Hughes

Elizabeth B. Hughes

SATISFIED AND CANCELLED OF RECORD

26 DAY OF Dec. 1967

Olle Farnsworth
R. M. C. FOR GREENVILLE COUNTY, S. C.

AT 10:00 O'CLOCK A. M. NO. 17513