

GREENVILLE CO. S. C.

MORTGAGE OF REAL ESTATE Prepared by RILEY AND RILEY, Attorneys at Law, Greenville, S. C.

SEP 10 5 23 PM 1965

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

ALLIE FARNSWORTH
R.M.C.

MORTGAGE OF REAL ESTATE

BOOK 1007 PAGE 237

To All Whom These Presents May Concern:

Whereas: Ralph S. Hendricks and Alton Chandler

(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 THIRTY-FIVE THOUSAND and NO/100-----
-----Dollars (\$35,000.00) due and payable
one year from date,

with interest thereon from date at the rate of five 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 Fairview Township, located on the southern side of First Street and is all of the property conveyed to mortgagors by deed recorded in the RMC Office for Greenville County in Deed Volume 772 at Page 446, and is described as follows:

BEGINNING at an iron pin on the southern side of First Street and running thence along property now or formerly of Smith, S. 24-50 E. 262 feet to an iron pin in branch; thence down the meanders of branch, S. 81-24 W. about 8 feet to a bend; thence continuing along branch, S. 64-50 W. 138 feet to a bend; thence continuing along said branch, S. 85-06 W. 405 feet to an iron pin in branch at bridge on First Street Extension; thence up the southern side of said Street, N. 48-22 E. 235 feet to a bend; thence continuing along said street, N. 62-04 E. 245 feet to a bend; thence continuing along the southern side of said street, N. 65-10 E. approximately 50 feet to the beginning corner.

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.

PAID IN FULL, DATE June 8, 1966
The Farmers Bank of Simpsonville
Simpsonville, S. C.

Per D. L. Bramlette Jr.
President - Cashier

Witness Elizabeth B. Hughes
Ann M. Hughes

SATISFIED AND CANCELLED OF RECORD

25 DAY OF August 1966

Allie Farnsworth

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

AT 10:03 O'CLOCK A M. NO. 5526