

STATE OF SOUTH CAROLINA  
COUNTY OF Greenville

FEB 23 11 11 AM 1967

BOOK 1023 PAGE 305

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, J. Wallace Higgs

(hereinafter referred to as Mortgagor) is well and truly indebted unto Southern Bank and Trust Company

(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 Twenty-Five Hundred Dollars (\$2,500.00) 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, Oaklawn Township, on the west side of the Fork Shoals Road and being known and designated as Tract No. 2 on a plat of the property of Clyde D. Jenkins, made by W. J. Riddle, Surveyor in August, 1948, and having, according to said plat, the following metes and bounds, to-wit: BEGINNING at a stake on the Fork Shoals Road, joint front corner of Tracts 1 & 2 and running thence along the Fork Shoals Road, S. 12-30 E. 792.5 feet to a stake still in the Fork Shoals Road; thence S. 23-00 E. 175.7 feet to a stake; thence S. 9-25 E. 550 feet to a stake; thence S. 49-37 W. 7.3 feet to a stake in said Road; thence S. 49-37 W. 1696.7 feet to a stake along the banks of Reedy Fork Creek; thence with the Reedy Fork Creek as a line on the following traverse line: N. 17-45 W. 134 feet to a stake; thence N. 30-45 W. 360 feet to a stake; thence N. 50-40 W. 419 feet to a stake; thence N. 71-15 W. to a stake on the joint lines of Tract 1 & 2 which stake is 47 feet from the bank of Reedy Fork Creek; thence N. 41-45 E. 2460 feet to a stake on the Fork Shoals Road, the point of beginning, and containing 52.75 acres, more or less, and being a part of the same tract of land conveyed to J. Broadus Mattison and Myra Mattison Higgs by deed of Clyde D. Jenkins dated August 25, 1947, said deed of record in the R. M. C. Office for Greenville County, S. C., in Deed Book 319, Page 149. Reference is also made to a deed recorded in said Office in Deed Book 372, Page 118 and also to the will of the said Myra Mattison Higgs of record in the Office of the Probate Judge for Greenville County, S. C., in Apartment 774, File 24.

Together with all and singular rights, members, hereditaments, 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 & SATISFIED, this 16 day of February '67

Southern Bank and Trust Company  
Greenville, South Carolina

By W. M. Larson, V. Pres.

Witness Larry J. Bishop

Judy Woods

SATISFIED AND CANCELLED OF RECORD

21 DAY OF February 1967  
Ollie Farnsworth  
R. M. C. FOR GREENVILLE COUNTY, S. C.  
AT 2:21 O'CLOCK P. M. NO. 20199