

STATE OF SOUTH CAROLINA  
COUNTY OF Greenville

MAR 16 11 01 AM 1966

BOOK 1025 PAGE 205

MORTGAGE OF REAL ESTATE  
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, C. B. Simmons

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

(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 THOUSAND AND NO/100THS- - - - - Dollars (\$ 3,000.00 ) due and payable

\$45.50 commencing on the 8th day of April, 1966, and a like amount of \$45.50 on the 8th day of each month thereafter until paid in full

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, in Chick Springs Township and according to plat made by John C. Smith, RLS, March 4, 1966, the property is more fully described as follows, to-wit:

BEGINNING at an iron pin at the corner of Montgomery Street and Seveir Street and running thence along Montgomery Street N. 5-57 W. 136 feet to an iron pin; thence N. 84-01 E. 189.7 feet to an iron pin; thence S. 5-42 E. 132.6 feet to an iron pin on Seveir Street; thence along Seveir Street S. 83-00 W. 189 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 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 and satisfied this 28 day of March 1966.*

*Southern Bank and Trust Co.*

*Piedmont South Carolina*

*By: Charles T. Kimbo V. Pres.*

*Witness Margaret H. Buckhister*

SATISFIED AND CANCELLED OF RECORD

1 DAY OF April 1966

Ollie Farnsworth

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

AT 9:27 O'CLOCK A. M. NO. 28254