

STATE OF SOUTH CAROLINA
COUNTY OF Greenville



MORTGAGE OF REAL ESTATE

BOOK 1057 PAGE 321

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, We, W. R. Julian and Alice B. Julian

(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 Twenty Two Hundred Ninety Seven and 77/100 -- Dollars (\$ 2297.77) due and payable

Six months after date

with interest thereon from date at the rate of 7 per centum per annum, to be paid: semi-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 on the eastern side of Meadors Avenue Near the City of Greenville, known and designated as Lot No. 62 on Plat of Augusta Acres, plat of which is recorded in the R. M. C. Office for Greenville County in Plat Book "S", page 201, said lot being more fully described as follows:

BEGINNING at an iron pin on the eastern side of Meadors Avenue at the joint front corner of lots 61 and 62, and running thence along the joint lines of said lots N. 69-42 E. 200 feet to an iron pin; thence S. 20-18 E. 100 feet to an iron pin at the joint rear corner of lots 62 and 63; thence along the joint lines of said lots S. 69-42 W. 200 feet to an iron pin on the eastern side of Meadors Avenue; thence along the western side of Meadors Avenue N. 20-18 W. 100 feet to an iron pin and the beginning corner.

The above described lot is the same lot conveyed to mortgagors by deed from Charles D. Childs and Delia B. Childs dated March 11, 1965 and recorded in the Greenville County R. M. C. Office in Deed Book 769 at page 235.

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.

[Handwritten notes and signatures at the bottom of the page, including names like "Simpsonville" and "Mrs. Ollie Farnsworth"]