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BOOK 1060 PAGE 287

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

OLLIE FARNSWORTH
R. M. C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

Whereas: Ralph Turner

(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 Three Thousand and No/100-----

Dollars (\$ 3,000.00) due and payable

at the rate of \$41.00 per month, to be applied first to interest,
then to principal,

with interest thereon from date at the rate of seven 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 Gantt Township, in or near the village of Conestee, known and designated as Lots 2 and 3 of the S. P. Allison land as shown on a plat dated November 7, 1957, and described as follows:

BEGINNING at a point on western edge of County Road, the south-eastern corner of Lot No. 2, and running thence along the western edge of said County road N. 21-44 E. 271.2 feet to a point, the southeastern corner of Lot No. 1; thence N. 68-32 W. 210 feet to a point which is the southwestern corner of Lot No. 1; thence S. 20-42 W. in a southerly direction along joint line of Lots 2 and 3; thence S. 56-54 E. 210 feet to the beginning corner.

BEGINNING at a point on the southern edge of Fourth Avenue at the northwestern corner of Lot No.1, a distance of 210 feet from the line of intersection of the southern edge of said Fourth Avenue and the western edge of the County Road, and running thence N. 70-19 W. 144.3 feet to a point; thence S. 20-13 W. 150 feet to a point; thence N. 70-19 W. 100 feet to a point; thence S. 20-13 W. 225.5 feet to a point; thence S. 56-54 E. 248 feet to a point, joint southern corners of Lots 2 and 3; thence N. 20-42 E. along joint line of Lots 2 and 3 a distance of 228.8 feet to a point, the joint corner of Lots 1 and 2; thence N. 20-29 E. along joint line of Lots 1 and 3 a distance of 206.4 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.

2400

Paid and Satisfied in Full this

the 8 day of April 1968

THE PEOPLES NATIONAL BANK

Simpsonville Greenville, South Carolina

S. W. Hiott Jr.

Vice
Pres.
Cashier

Witness Ann M. Hughes

Annie Mae Kellett

SATISFIED AND CANCELLED OF RECORD

15 DAY OF April 1968

Ollie Farnsworth

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

AT 11:19 O'CLOCK A. M. NO. 26806