

OCT 12 3 29 PM 1967

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

OLLIE FARNSWORTH

BOOK 1073 PAGE 237

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

**MORTGAGE OF REAL ESTATE**

To All Whom These Presents May Concern:

Whereas: R. P. THOMPSON

(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 -----

Nine Thousand Five Hundred and no/100 ----- Dollars (\$9,500.00 ) due and payable

One (1) year from date,

with interest thereon from date at the rate of seven (7%) per centum per annum to be paid: quarterly

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, Austin Township, in the village of Mauldin, located on the south side of the Conestee-Pelham Road and on the Northwest side of the Cemetery Road - just east of State Highway No. 2 with metes and bounds to-wit:

BEGINNING at an iron pin on the south side of the Conestee-Pelham Road and running thence along Lot No. 15 S. 6.53 W. 278.4 feet to an iron pin on the north side of Cemetery Road; thence along the Cemetery Road N. 24.15 E. 295 feet to an iron pin at the intersection of the Conestee-Pelham Road; thence along the Conestee-Pelham Road N. 85.07 W., 97 feet to the beginning corner and being Lot No.14 of a subdivision of lands of C. A. Rice and Mrs. Jessie M. Rice as is shown on plat of survey made by W. J. Riddle on June 15, 1939, which plat is recorded in the RMC Office for Greenville County in Plat Book J at page 153."

ALSO: "All that piece, parcel or lot of land in Austin Township, Greenville County, State of South Carolina, in the southern outskirts of the village of Mauldin and being a part of Lot No. 15 as shown on plat of s subdivision of property of C. A. and Jessie M. Rice, said plat being on record in office of R.M.C. for Greenville County in Plat Book "J" at page 153. The lot herein conveyed is described by courses and distances as follows:

BEGINNING at an iron pin on the south side of the Conestee Road, joint front corner of lots Nos. 14 and 15 and running thence along the south side of the road N. 85-07 W., 47.5 feet to an iron pin; thence by a new line S. 3-15 W., 351.6 feet to an iron pin on bank of another road and in rear line of Lot No. 15; thence along said line and with the road N. 24-15 E. 78 feet to join rear corner of Lots 14 and 15, thence along line of Lots 14 and 15, N. 6-53 E. 278.4 feet to the beginning corner."

Being the same property conveyed to Mortgagor herein by deeds recorded in the RMC Office for Greenville County, in Deed Book 246 at page 50, and Deed Book 264 at page 310.

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.

2438 (124)

Paid and Satisfied in Full this

the 17 day of June 1962

THE PEOPLES NATIONAL BANK

Greenville, South Carolina

S. W. Smith, Jr. Pres. Cashier

Witness James W. Hargrave

Charles W. Hargrave

SATISFIED AND CANCELLED OF RECORD

11 DAY OF June 1962

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

AT 11:50 O'CLOCK P. M. NO. 50741