

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S.C.

MORTGAGE OF REAL ESTATE BOOK 1078 PAGE 109

DEC 1 3 35 PM 1967

TO WHOM THESE PRESENTS MAY CONCERN:

OLLIE FARNSWORTH
R.M.C.

WHEREAS, LORENE J. PATTERSON

(hereinafter referred to as Mortgagor) is well and truly indebted unto SOUTHERN BANK AND TRUST COMPANY,
GREENVILLE, 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

Thirteen thousand & no/100-----Dollars (\$ 13,000.00) due and payable
Two hundred Fourteen dollars (\$214.00), payable monthly, beginning one month from the date hereof and Two Hundred Fourteen Dollars (\$214.00) , on the same day of each month thereafter, until the principal with interest to accrue thereon is fully paid; provided, however, unless sooner paid, the entire indebtedness shall be due and payable six years from the date hereof. Each said monthly installment, or any portion thereof, to be applied first to the payment of interest accrued to the date of receipt of said installment and the balance, if any, as a credit with interest thereon from date at the rate of 5 1/2% on 75% per centum per annum, to be paid: as specified above
6 1/2% on 25%

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, CLEVELAND TOWNSHIP, situate, lying and being near Table Rock Dam, containing 14.59 acres, more or less, being a part of Tract no. 2 of the Bates property and being more particularly described according to a plat of property of Raymond D. Edwards by J.C. Hill, L.S., dated February 26, 1960, recorded in the R.M.C. Office for Greenville County in Plat Book TT, page 153, showing 16.53 acres, now less 1.94 acres conveyed to Homer and Alice B. Haynie:
BEGINNING at an iron pin in the center of a road in line of the Lawton property and at the corner of property now or formerly of Burgess, and running S. 87-00 W., 1028 feet to a stone; thence N. 7-35 W., 561 feet to a stone in the line of property of Saluda Land & Lumber Company; thence N. 52-20 E., 340.2 feet to an iron pin of the Haynie corner; thence following the Haynie line, S. 40-33 E., 180 feet to an iron pin; thence continuing with the Haynie line, N. 52-20 E., 443 feet to a point in center of aforementioned road; thence down said road the following courses and distances: S. 14-50 E., 42.8 feet; S. 30-20 E., 93.5 feet; S. 40-00 E., 84 feet; S. 19-10 E., 331 feet; S. 24-55 E., 181 feet; S. 16-45 E., 143 feet to the beginning corner, being all of the same, with the exception of 1.94 acres conveyed to Homer and Alice B. Haynie, conveyed to the grantor herein by deed of Mable R. Burgess, as Trustee for Herman Burgess, February 29, 1960, recorded in the R.M.C. Office for Greenville County in Book 645, page 446.

The property described herein is subject to such easements or right-of-ways as may have been given.

This being the same property as conveyed to me by Raymond D. Edwards, by deed dated July 27, 1963, recorded in the R.M.C. office for Greenville County in deed book 734, at page 336.

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.

PAID IN FULL & SATISFIED, this 22nd day of January 1968.
Southern Bank and Trust Company
Greenville, South Carolina
By [Signature]
Witness [Signature]
[Signature]
R.M.C. OFFICE GREENVILLE, S.C.