

STATE OF SOUTH CAROLINA

FILED  
GREENVILLE CO. S. C.

BOOK 1080 PAGE 303

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

DEC 26 11 25 AM 1967

ALL WHOM THESE PRESENTS MAY CONCERN:

OLLIE FARMSWORTH  
WHEREAS, FRED A. DONHAM, JR.

(hereinafter referred to as Mortgagor) is well and truly indebted unto STATE BANK & TRUST COMPANY

(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 THOUSAND AND NO/100----- Dollars (\$ 20,000.00) --- due and payable

pursuant to terms of Note executed for SBA Loan No. SBLP 707649 00 05 GOLA(T)

with interest thereon from date at the rate of / provided in above mentioned Note  
per centum per annum, to be paid:

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 southern side of Windsor Drive and being known and designated as Lots Nos. 22 and 24 of Northwoods Subdivision as shown on plat thereof recorded in the R.M.C. Office for Greenville County in Plat Book "W", at Page 21 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point in the center line of a creek on the southern side of Windsor Drive at the joint front corner of Lots Nos. 20 and 22, and running thence along the southern side of Windsor Drive, N. 89-32 W. 20.5 feet to an iron pin; thence with the curve of Windsor Drive, the traverse line being 66-17 W., 44.3 feet to an iron pin; thence continuing with the curve of said Drive, the traverse line being N. 73-58 W., 67.6 feet to an iron pin; thence N. 89-32 W. 14 feet to an iron pin; thence S. 2-29 W. 178.6 feet to an iron pin; thence S. 89-31 E. 171.5 feet to the center line of a creek; thence along the center line of said creek (which is the joint side lines of Lots Nos. 22 and 20) in a northerly direction to the point of beginning.

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.