

FEB 25 4 07 PM 1969

TO ALL WHOM THESE PRESENTS MAY CONCERN:

OLLIE FARNWORTH
R.M.C.

WHEREAS, I, GUSSIE ORR LEDFORD

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

(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 FORTY THOUSAND FOUR HUNDRED AND NO/100

Dollars (\$ 40,400.00) due and payable

with first payment commencing 90 days from date and payable monthly thereafter in amount of \$799.99 per month, payable in five (5) years. If the legal interest rate in South Carolina is increased during the term of this loan, then, in that event, the mortgagee reserves the right to increase said interest on the remaining principal due up to the legal limit, however, not to exceed 8%.

with interest thereon from date at the rate of 7% per centum per annum, to be paid: ~~annually~~ ~~monthly~~ (included in above payments)

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, about three miles west of Greenville Court House on the North side of New Easley Highway and having the following metes and bounds, to-wit:

BEGINNING on the right-of-way intersection of White Horse Road and New Easley Highway; thence with the west side of White Horse Road N. 4-11 E. 206 feet to a pin; thence running along old road with Dickerson line and Lark's line S. 87-11 W. 200.4 feet, S. 77-50 W. 169.4 feet, S. 54-05 W. 164 feet, S. 57 W. 300 feet; N. 61-10 W. 126 feet, and N. 76-25 W. 400 feet to Bent Bridge Road; thence with Bent Bridge Road S. 57-40 W. 264.8 feet to a large pine; thence S. 25 E. 52 feet to Greenville-Easley Highway; thence with said highway S. 86 E. 450 feet, S. 89 E. 200 feet, N. 87-42 E. 200 feet, N. 80 E. 200 feet, N. 77-22 E. 200 feet, N. 73 E. 221 feet to the point of beginning, according to the plat made by J. Mac Richardson, July, 1951, at the request of Gussie Orr Ledford.

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.

State of South Carolina
County of Greenville

Satisfied and paid in full this 16 day of November 1970

First Piedmont Bank & Trust Co.
By O. Perry Earles III
asst. V.P. & Controller

Attest: Jeanne D. Pibe
Witness: Sybil J. Farrow

SATISFIED AND CANCELLED OF RECORD
7 DAY OF Dec. 1970
Ollie Farnworth
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 3:02 O'CLOCK P. M. NO. 13367