

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

OLLIE FARNSWORTH
R.M.C. FILED
GREENVILLE CO. S. C.

BOOK 1129 PAGE 373

JUN 23 9 55 AM '69 MORTGAGE OF REAL ESTATE

OLLIE FARNSWORTH, WHOM THESE PRESENTS MAY CONCERN:
R.M.C.

WHEREAS, I, Virginia Ann J. Kellett

(hereinafter referred to as Mortgagor) is well and truly indebted unto Southern Bank and 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-----

with interest from date at the rate of 8 per centum per annum on the unpaid balance until paid. Said principal and interest are payable in monthly installments of \$626.73 commencing on the 20th day of July, 1969 and on the 20th day of each month thereafter until principal and interest are fully paid except that the final payment of principal and interest if not paid sooner, shall be due and payable on the 20th day of June, 1972.

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, Fairview Township, consisting of three tracts described as follows:

1. All that tract in the corporate limits of the Town of Fountain Inn, containing nine (9) acres, more or less, and being all the remainder and balance of a twenty-seven (27) more or less acre tract of land conveyed to the Lilla H. Jones and her sister, Essie Mae H. Jones, by deed of C.A. Parsons on the 14th day of October 1943, said deed of record in the office of the R.M.C. for Greenville County, S. C. in Deed Book 261 at Page 288. The greater portion of the 27-acre tract was subdivided into lots by Lewis C. Godsey, Surveyor, in May 1954, as shown on a plat in said office in Plat Book EE at Page 101, said lots being numbered from one through thirty-nine, inclusive. The nine acres more or less tract of land herein being conveyed is bounded by said subdivision, lands of W. Shell Thackston, Holland land, and others.
2. All that piece, parcel, or lot of land in the Town of Fountain Inn containing 3.40 acres, more or less, being all the remainder and balance of a tract of land which was originally a tract containing 4.03 acres being known and designated as Tract No. 1 of the Property of H. T. Ball et al, according to a plat made by W. J. Riddle, Surveyor, October 16, 1942, a lot containing .63 acres having been subsequently conveyed to Elaine Jones Hudson, which deed is duly recorded in said Office of the R.M.C. for Greenville County, S. C. The land being conveyed herewith (3.40 acres) is bounded by the .63 acres, land of Shell Thackston, and Hellams Street.
3. Also, all that other piece, parcel, or tract of land which contains, by an old survey, 63-1/4 acres, more or less, but by a more recent survey 75.5 acres, more or less, being bounded by Howard Land, Durbin Creek, land formerly owned by W.H. Hughes and lands formerly belonging to Bryson, Judson et al. This being the same tract of land conveyed to Lilla H. Jones and her sister, Essie Mae Jones, by deed of J. B. Gault, Frank Gault, and Alice Jane G. Thomason on the 30th day of November 1955, by deed of record in said R.M.C. Office for Greenville County, S. C., in Deed Book 540 at Page 239, the interest of the said sister, Essie Mae Jones, having been conveyed to Lilla H. Jones herein by deed dated October 8, 1957, of record in said R.M.C. Office in Deed Book 585 at Page 394, being the first tract described in said deed, Block Book Reference 560,4-1-9. This being known as the Gault Tract of land. There being situate on this tract of land forty seven (47) acres, more or less, of Virgin Timber.

This is the identical property conveyed to the mortgagor herein by deed of Lilla H. Jones dated March 14, 1969 and recorded in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 864 at page 243.

Together with all and singular rights, members, hereditaments, 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.

See Page 374 for satisfaction