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BOOK 1060 PAGE 283

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

OLLIE FANNING SWARTH
R. M. C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

Whereas: John W. Butler

(hereinafter referred to as Mortgagor) is well and truly indebted unto Farmers Bank of Simpsonville, 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 Five Thousand Six Hundred and No/100-----

Dollars (\$5,600.00) due and payable

at the rate of \$65.03 per month, payments to be applied first to interest, then principal,

with interest thereon from date at the rate of seven per centum per annum to be paid: monthly.

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, situate, lying and being in Austin Township, containing one acre, more or less, and more fully described as follows:

BEGINNING at a stake 26 feet southwest from power pole number S-35 S P C 75 and thence north for a distance of 210 feet to a point; thence east for a distance of 210 feet to stake; thence south for a distance of 210 feet to stake; thence west for a distance of 210 feet to point of beginning.

ALSO all that 12 foot strip on the eastern portion of grantors land leading from dirt road to the above one acre tract described above.

ALSO: ALL that certain piece, parcel or tract of land in Austin Township, Greenville County, South Carolina, shown on a plat of a portion of the E. D. Butler land made by John C. Smith on July 3, 1959, recorded in Plat Book SS at Page 197, and having, according to this plat, the following metes and bounds:

BEGINNING at a point in the center of a dirt road at the joint corner of the lands of Henry Hart and Bert Martin and running thence N. 4-45 E. 20 feet to an iron pin on the northern edge of said road; thence continuing along the same course 375 feet to an iron pin; thence N. 85-00 E. 120 feet to an iron pin; thence S. 4-45 W. 375 feet to an iron pin on the northern edge of said road; thence continuing along the same course 20 feet to the center of said road; thence along the center of the said road, S.85-00 W. 120 feet to the beginning.

This tract contains 1 acre, more or less, and is bounded on the south by the center of a dirt road and on the remaining sides by lands of Ed Butler.

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.

2378

SATISFIED AND CANCELLED OF RECORD
21 DAY OF OCT 19 81
Dannie S. Tankersley
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 10 10 O'CLOCK A. M. NO. 10020

FOR SATISFACTION TO THIS MORTGAGE SEE
SATISFACTION BOOK 75 PAGE 962