

STATE OF SOUTH CAROLINA

COUNTY OF Greenville

MAR 6 3 01 PM '69

MORTGAGE OF REAL ESTATE

OLLIE FARNSWORTH
R. M. C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, Ruth S. King

(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 Sixteen Hundred - - - - -

Dollars (\$ 1,600.00) due and payable

One year after date

with interest thereon from date at the rate of 7 per centum per annum, to be paid: annually

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, and containing one (1) acres, more or less, according to a plat prepared by C. C. Riddle, Surveyor, July 17, 1965, entitled "Property of Carl King", and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin in the Southern edge of the right of way of State Highway No. 418, joint corner with property now or formerly J. M. Curry and Belle P. Curry and running thence with the southern edge of said right of way, N. 67-00 E. 151.8 feet to an iron pin; thence continuing with the southern edge of said right of way N. 73-42 E. 191.2 feet to an iron pin near the intersection of the Jenkins Bridge Road and S. C. Highway no. 418; thence S. 47.56 E. 23.8 feet to an iron pin in the Northwestern edge of the right of way of the Jenkins Bridge Road; thence with the Northwestern edge of said right of way S. 34-19 W. 347 feet to an iron pin in the Northwestern edge of said right of way, joint corner with the said J. M. Curry & Belle P. Curry, now or formerly thence with the joint line of the said Curry land N. 37-38 W. 238.7 feet to an iron pin, the point of beginning, and bounded by S. C. Highway No. 418, Jenkins Bridge Road and lands now or formerly of Curry.

This being the same land which was conveyed to the mortgagor by deed dated August 16, 1965, of record in the R. M. C. Office for Greenville County, S. C., in Deed Book 780, Page 183.

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.