

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern

Whereas: W. D. Bishop

(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 Seven Thousand and No/100-----

-----Dollars (\$ 7,000.00) due and payable at the rate of 77.72 per month with payments to be applied first to interest, then to principal

with interest thereon from date at the rate of six (6) 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

ALL that certain piece, parcel or lot of land, lying and being in Austin Township, Greenville County, State of South Carolina on the west side of the Ashmore bridge Road, 3/4 mile west from Mauldin, S. C. and having according to a plat made by C. C. Riddle, Surveyor, June, 1956, the following metes and bounds, to-wit:

BEGINNING at a point in the Ashmore Bridge Road, joint corner with Taylor Walker and an old iron pin 12.1 feet on bank, and running thence S. 84-00 W. 418 feet to an iron pin; thence S. 6-00 E. 207 feet to an iron pin; thence N. 84-00 E. 455.3 feet across Ashmore Bridge Road to an iron pin; pin 4.5 feet from edge of road; thence N. 16-00 W. 212.0 feet to the beginning corner and being the same property as conveyed the mortgagor by deed of Jesse J. Bishop dated September 25, 1956 and recorded in the h. r. c. Office for Greenville County in Deed Volume 502 at Page 330.

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 whomever lawfully claiming the same or any part thereof.