

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

GREENVILLE, S. C.

SEP 10 1 45 PM 1938

MORTGAGE OF REAL ESTATE

BOOK

984

PAGE

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TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, R. R. Edwards

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

(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 Eight thousand -----

Dollars (\$ 8,000.00) due and payable

One year after date

with interest thereon from date at the rate of 6 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, Austin Township and containing Forty-Three & 30/100 (43.30) acres, more or less and being bounded by lands of H. B. Cooper, formerly W. F. Gaylor, Thackston land, Garrett land, Fountain Inn-Simpsonville Country Club lands and others.

This being the same tract of land conveyed to the mortgagor by deed of E. Inman, Master, on August 2, 1944, said deed of record in the Office of the R. M. C. for Greenville County, S. C. in Deed book 266, Page 58, and being the same conveyed to J. W. King by deed of A. G. Trammell on September 20, 1937, of record in said Office in Deed Book 200, Page 72, less, however two (2) acres, more or less, conveyed by the mortgagor to Fountain Inn-Simpsonville Country Club on August 6, 1962, by deed of record in said Office in Deed Book 708, Page 215; reference also being made to a plat of said two acres which is of record in said Office in Plat Book CCC, Page 85--There being in the original tract of land 45.30 acres, more or less, leaving a balance and remainder of 43.30 acres, more or less, covered by this mortgage. Reference to the within mentioned deeds and plat being made for a better description as to lines, corners, distances, etc.

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.