

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

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MORTGAGE OF REAL ESTATE

BOOK 934 PAGE 525

To All Whom These Presents May Concern:

Whereas: I, C. L. FORD,

(hereinafter referred to as Mortgagor) is well and truly indebted unto FARMERS BANK OF SIMPSONVILLE, S. C., its successors and assigns forever,

(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 ONE THOUSAND FIVE HUNDRED AND NO/100----- Dollars (\$1,500.00) due and payable one year from date,

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

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, Butler Township, about one mile north from Cross Roads Church, being bounded by lands of W. L. Ford, J. A. Fowler, D. F. Smith, and C. W. Smith, and being all of the same tract conveyed to W. L. Ford by deed recorded in the R. M. C. Office for Greenville County in Deed Volume 138 at Page 49 and also being a part of the same tract conveyed to W. L. Ford by deed from Ella Holiday recorded in Deed Volume 152 at Page 150, and having the following courses and distances, to-wit:

BEGINNING at a stone, D. F. Smith's corner, and running thence N. 85 W. 428 feet to a stone on W. L. Ford's line; thence with W. L. Ford's line N. 9-30 E. 713 feet to an iron pin in open field; thence N. 20-45 W. 845 feet to a point on northern side of branch (iron pin at 810 feet point); thence down the branch N. 28-45 E. 154 feet to an iron pin in branch, R. G. Parker's corner; thence down the branch N. 74 E. 312 feet to a point in the center of the Pelham Road (formerly known as the Ridge Road) at the southern end of branch; thence with the road, S. 0-43 W. 100 feet to a bend; thence S. 21-17 E. 142 feet to a point in the center of the road and corner of the first mentioned tract; thence continuing with the road, S. 33-30 E. 243 feet to a bend; thence S. 50-45 E. 461 feet to bend; thence S. 58-45 E. 500 feet to bend; thence S. 54-30 E. 200 feet to a stone; thence with D. F. Smith's line, S. 54 W. 1115 feet to the beginning corner and containing 28.52 acres, more or less, less 2 acres as sold to John A. Ford recorded in the R. M. C. Office in Deed Volume 518 at Page 160. This being the same property as conveyed to mortgagor by W. L. Ford in deed dated April 23, 1940, and recorded in the R. M. C. Office in Deed Volume 224 at Page 367.

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 thereon, 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.

Paid in Full 7-18-64

The Farmers Bank of Simpsonville, Simpsonville, S. C.

Per L. Brantlett
President - Cashier

Witness
Anna W. Hughes
Elizabeth B. Hughes

RECORDED AND CANCELLED OF RECORD
23 DAY OF July 1964
Allie Johnson
R. M. C. FOR GREENVILLE COUNTY
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