

STATE OF SOUTH CAROLINA  
COUNTY OF Greenville

JAN 3 11 59 AM 1964

MORTGAGE OF REAL ESTATE

BOOK 945 PAGE 73

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, T. R. Julian

(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 Sixty-Two Hundred Sixty-Two & 50/100----- Dollars (\$ 6,262.50 ) due and payable

as follows: \$70.00 February 1, 1964 and \$70.00 on the first day of each month thereafter until paid in full

with interest thereon from date at the rate of 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 Greenville, Fairview Township, and in the Town of Fountain Inn, with the following metes and bounds, to-wit: Beginning at an iron pin in the edge of Fairview Street, in or near branch, joint corner with the land of the Town of Fountain Inn and running thence N. 34 1/2 E. along branch 87.12 feet to a point; thence N. 22 1/2 E. 262.02 feet to a point on the South side of Fowler Street; thence with Fowler Street S. 75 E. 229.02 feet to a point; thence S. 46 1/2 E. 97.02 feet to a point, intersection of Fowler with Fairview Street; thence along the Northwestern edge of Fairview Street S. 78-3/4 W. 74.58 feet to a point; thence S. 68 1/2 W. 123.42 feet to a point; thence S. 61 W. 201.96 feet to the beginning corner, less, however, a lot of land measuring 45 feet along Fairview Street, having a depth of 85 feet and being 45 feet wide in the rear, and being a lot of land which was conveyed from the Mortgagor herein to L. D. Cooley on the 30th day of August, 1949, by deed of record in the Office of the R. M. C. for Greenville County, S. C., in Deed Book 389, Page 524. The premises being mortgaged is bounded by Fairview Street, land of the Town of Fountain Inn, Fowler Street and the lot which was formerly owned by Cooley, now owned by the Mortgagor and C. A. Shultz. The original lot having been conveyed to the mortgagor herein by deed of J. A. Thomason on the 19th day of March, 1948, of record in said R. M. C. Office in Deed Book 340, Page 443.

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.

... hereby secured is paid in full and