

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

Whereas: we, WILLIAM ROBERT MAULDIN and RONNIE MAULDIN,

(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 FIVE THOUSAND and NO/100-----  
----- Dollars (\$ 5,000.00 ) due and payable

at the rate of \$55.52 per month, payments to be applied first to interest, then to principle,

with interest thereon from date at the rate of six 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, in Austin Township, situate about four miles East of the Town of Simpsonville, on the Scuffletown and Ridge Roads, and containing Thirty-Five (35) acres, more or less, having the following metes and bounds, to-wit:

BEGINNING at an iron pin at the intersection of the Scuffletown and Ridge Roads and running thence S. 77-1/2 W. 508.20 feet to the South side of Ridge Road; thence along the South side of Ridge Road S. 75-00 W. 317.46 feet to a stone at the corner of property now or formerly of A. J. McKinney; thence S. 19-1/2 E. 750.40 feet to a stone; thence S. 18-1/2 E. 583.44 feet to a stone; thence N. 72-1/2 E. 212.52 feet to a stone; thence S. 39-1/2 E. 297 feet to a stone; thence N. 72-1/4 E. 928.62 feet to a stone on the West side of the old road; thence N. 36 W. 1,278.42 feet to a stone in the old road; thence N. 30-00 W. 337.92 feet to the beginning corner.

Being the same property conveyed to the mortgagors herein by deed recorded in the R. M. C. Office for Greenville County in Deed Volume 612 at Page 133.

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 whomsoever lawfully claiming the same or any part thereof.

2125

This Mortgage Assigned to Mauldin Manufacturing Company  
on 29<sup>th</sup> day of July 1970. Assignment recorded  
in Vol. 1162 of R. E. Mortgages on Page 480  
# 2921.

*Paid and satisfied by master check A2461.*  
*Mauldin Mfg. Co.*  
*J. H. Mauldin President*  
*Witness Rodney C. Culler Jr.*  
*Frances M. Rice*

SATISFIED AND CANCELLED OF RECORD  
2 DAY OF Feb. 1971  
*Ollie Farnsworth*  
R. M. C. FOR GREENVILLE COUNTY, S. C.  
AT 11:41 O'CLOCK A.M. NO. 17868