

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.

BOOK 982 PAGE 211

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

DEC 29 4 51 PM 1957
OLLIE B. NORTH
R.M.C.

WHEREAS, we, Wilton H. Lancaster and Louise V. Lancaster,
(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 One Thousand ----- Dollars (\$ 1,000.00) due and payable one year from 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, being known and designated as Tract No. 3 on a plat of the property of H. B. Cooper near Simpsonville, South Carolina, said plat being made August 1957, by C. O. Riddle, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin in the center of South Carolina Highway No. 417 at the joint front corner of Tracts 2 and 3 and running thence with the line of Tract No. 2 N. 55-35 W. 1320.1 feet to an iron pin; thence N. 31-01 E. 184.2 feet to a hickory; thence continuing N. 33-36 E. 118 feet to an iron pin at the joint rear corner of Tracts 3 and 4; thence with the line of Tract No. 4 S. 55-35 E. 1348.9 feet to an iron pin in the center of South Carolina Highway 417; thence with the center of said highway S. 37-56 W. 299.6 feet to the point of beginning.

This being the same tract of land conveyed to the Mortgagor, Wilton H. Lancaster, by deed of Hugh B. Cooper under date of August 31, 1957, said deed of record in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 584 at Page 223.

This is a portion of Tract No. 1, Plat No. 3 of the A. R. Hunter Estate, and contains 9.17 acres.

Together with all and singular rights, members, herditaments, 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.

The debt hereby secured is paid in full and the lien of this instrument is satisfied this

24th day of May 1958
Citizens Bank
Wilton H. Lancaster
Louise V. Lancaster
Witness
Witness

OLLIE B. NORTH
R.M.C.