

JOHN M. DILLARD, Attorney at Law, Greenville  
STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

FILED  
GREENVILLE CO. S. C.  
MAR 25 12 33 PM '69  
MORTGAGE OF REAL ESTATE  
OLLIE FARNSWORTH  
R. M. C.

BOOK 1120 PAGE 563

THESE PRESENTS MAY CONCERN:

WHEREAS, BLAKE P. GARRETT, DAVID H. GARRETT, & JIMMY C. LANGSTON

(hereinafter referred to as Mortgagor) is well and truly indebted unto SOUTHERN BANK AND TRUST COMPANY

(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 Hundred Sixty Thousand and No/100-----

Dollars (\$ 160,000.00) due and payable

on demand

with interest thereon from date at the rate of 7 per centum per annum, to be paid: quarterly.

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 piece, parcel or lot of land in Austin Township, Greenville County, South Carolina, together with buildings and improvements now or hereafter constructed thereon, being shown and designated as Property of C. C. Garrett, et al, located near Simpsonville, S. C., as shown on a plat prepared by C. O. Riddle, dated December, 1968, recorded in the RMC Office for Greenville County, S. C., in Plat Book 4-A, page No. 1, and having according to said plat the following metes and bounds, to wit:

BEGINNING at an iron pin on the Northerly side of West Georgia Road, at or near the intersection with U. S. Highway 276, and running thence with the Northerly side of West Georgia Road, N. 89-34 W., 251.4 feet to an iron pin; thence continuing with the Northerly side of said Road, S. 88-57 W., 68 feet to a nail and cap in a drive as shown on said plat; thence with the center of said driveway and also line of property of Paul J. Mahaffey, N. 6-16 W., 172.1 feet to an old iron pin; thence continuing with Mahaffey property, S. 88-49 W., 105 feet to an old iron pin; thence continuing with said Mahaffey property, S. 6-16 E., 171.8 feet to an old iron pin on the Northerly side of West Georgia Road; thence with the Northerly side of West Georgia Road, S. 88-57 W., 41.7 feet to an iron pin; thence S. 1-03 E., 4.5 feet to an iron pin; thence continuing with the Northerly side of West Georgia Road, S. 88-57 W., 320.2 feet to an iron pin; thence continuing with the Northerly side of West Georgia Road, S. 83-30 W., 94.9 feet to a point in branch; thence with the line of said branch, the meanders of which are as follows: N. 30-10 W., 56 feet, N. 0-22 W., 134 feet, N. 16-47 E., 110.1 feet, N. 61-51 W., 97.8 feet, N. 14-12 W., 143 feet to an ash; thence N. 76-41 E., 917.5 feet to an old iron pin on the Southwesterly side of U. S. Highway 276; thence with the Southwesterly side of U. S. Highway 276, S. 36-20 E., 497.3 feet to an iron pin; thence S. 17-13 W., 243.7 feet to an iron pin, the beginning corner, containing 11.05 acres, more or less.

ALSO, all that piece, parcel or tract of land, situate, lying and being on the Southern side of West Georgia Road, Austin Township, Greenville County, S.C., containing .41 acre, more or less, bounded by the above described tract and shown on the above mentioned recorded plat and having according to said plat the following metes and bounds, to wit:

BEGINNING at an iron pin on the Southern side of West Georgia Road and running thence with line of Dee Fowler (old road line), S. 66-54 W., 307.9 feet to an iron pin; thence with line of branch, the meanders of which are N. 12-37 W., 113.1 feet to an iron pin on the Southerly side of West Georgia Road; thence with the Southern side of West Georgia Road, 12 feet, more or less, to an iron pin; thence continuing with the Southern side of West Georgia Road, N. 85-08 E., 71.2 feet to an iron pin; thence continuing with the Southern side of West Georgia Road, N. 88-57 E., 237 feet to an iron pin, the beginning corner.

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 whosoever lawfully claiming the same or any part thereof.

PAID

Southern Bank and Trust Company  
Greenville, South Carolina

Donna H. Baker  
Assistant Cashier

SATISFIED AND CANCELLED OF RECORD

By Sam H. Hunt

2 DAY OF June 1969

Witness Doris B. Landrum

Ollie Farnsworth  
R. M. C. FOR GREENVILLE COUNTY, S. C.

Meta G. Stowe

AT 4:05 O'CLOCK P. M. NO. 28840