

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MAY 13 9 11 AM 1963 MORTGAGE OF REAL ESTATE

BOOK 922 PAGE 15

TO ALL WHOM THESE PRESENTS MAY CONCERN: We, Robert M. Culbertson, Jr. and Nettie C. Culbertson of Greenville County, R. M. C.

WHEREAS, We, Robert M. Culbertson, Jr. and Nettie C. Culbertson

(hereinafter referred to as Mortgagor) is well and truly indebted unto The Pelzer-Williamston 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 six hundred and no/100- - - - - Dollars (\$1,600.00) due and payable on demand after date

with interest thereon from date at the rate of six per centum per annum, to be paid: semi-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, Dunklin Township, and being described as follows: BEGINNING at the North West corner, and being in the center of U. S. Highway also Robert H. Cothran corner, thence S 72-58 E. 370 feet to Iron Pin, thence S. 37-22 W. 232 feet to R. O.; thence N. 75-44 W. 230.4 feet to a point in center of U. S. Highway; thence along the center of Highway N. 2-10 E. 236.2 feet to the beginning corner containing one and half (1-50) acres more or less as per Survey and Plat made by J. Coke Smith & Son Sept. 21st, 1954 to which reference is hereby made, being bound on the North by Robert H. Cothran, on the East by Vester Cothran, on the South by Vester Cothran; and on the West by U. S. Highway.

This being that same piece of land conveyed to Robert M. Culbertson and Nettie C. Culbertson by Vester Cothran in their deed dated September 30, 1954 and recorded in the R.M.C. office for Greenville County in Vol. 509, at page 388.

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.

RECORDED AND INDEXED BY
R. M. C. OFFICE
MAY 13 1963