

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

MORTGAGE OF REAL ESTATE

BOOK 974 PAGE 59
FILED
GREENVILLE CO. S. C.
MAY 2 4 17 PM 1964
O. L. FARMERSWORTHY
R. M. C.

To All Whom These Presents May Concern

Whereas: We, C. A. BROOKSHIRE and AZALEE BROOKSHIRE,

(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 TWO THOUSAND and NO/100-----

-----Dollars (\$ 2,000.00-->) due and payable
one year after date,

with interest thereon from date at the rate of six 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 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, Greenville County, State of South Carolina, being known and designated as Lot 56 of B. F. Reeves Subdivision as shown by plat thereof by H. S. Brockman, dated September 14, 1958, recorded in Plat Book 00 at Page 190 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin at the intersection of Reeves Drive and Lonnie Avenue in the Southeastern corner of said intersection and running thence along Reeves Drive S. 20-50 E. 106.1 feet to an iron pin; thence S. 20-30 W. 31.2 feet to an iron pin; thence S. 69-05 E. 80 feet to an iron pin; thence N. 21-30 E. 180 feet to an iron pin on Lonnie Avenue; thence along Lonnie Avenue N. 69-05 W. 58.8 feet to an iron pin; thence continuing along said Avenue S. 73-35 W. 114.7 feet to the beginning corner.

Being the same property conveyed to the mortgagors herein by deed recorded in Deed Volume 748 at Page 465.

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.

2112

*Paid in full 11-19-65
The Farmers Bank of Simpsonville
Simpsonville S. C.
S. W. Hiott, Jr. - Cashier
Witnesses: Ann W. Hughes
Betty G. Chandler*

SATISFIED AND CANCELLED OF RECORD
31 DAY OF Nov. 1965
Ollie Farnsworth
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 9:30 O'CLOCK A. M. NO. 19440