

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

MAY 20 3 57 PM 1966

BOOK 1031 PAGE 445

MORTGAGE OF REAL ESTATE

OLLIE FAHNSWORTH
TO ALL WHOM THESE PRESENTS MAY CONCERN:
R. M. S.

WHEREAS, I, Iva D. Garrett

(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 Nine Thousand Dollars (\$9,000.00) due and payable

as follows: \$99.92 on the 10th day of June 1966 and \$99.92 on the 10th day of each month thereafter until paid in full

with interest thereon from date at the rate of 6 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, Fairview Township, Town of Fountain Inn, on the Northwestern side of Gulliver Street, being known and designated as Lots Nos 1 & 2 on a plat prepared by W. J. Riddle, Surveyor, entitled "Property of Nora S. Garrett", in December 1949, and having according to said plat the following courses and distances, to-wit:
BEGINNING at an iron pin in the Northwestern edge of Gulliver Street, joint front corner with lot of L. Bruce Farrow, running thence with said edge of Gulliver Street N. 43-45 E. 318.8 feet to an iron pin; thence N. 48-45 E. 57.9 feet to an iron pin, joint front corner with Lot No. 3 on said Gulliver Street; thence with the joint line of said Lot No. 3 N. 42-23 W. 295.2 feet to an iron pin, back joint corner with said Lot No. 3 on line of Lot No. 4; thence with the joint line of said Lot No. 4 S. 56-50 W. 100 feet to an iron pin; thence N. 48-40 W. 60 feet to an iron pin; thence S. 54-50 W. 130.5 feet to an iron pin; thence S. 43-30 W. 158.6 feet to an iron pin, corner with Farrow Lot; thence with the joint line of Farrow S. 45-15-E. 388.5 feet to an iron pin, the point of beginning, and bounded by Gulliver Street, lands of Mrs. Nora S. Garrett and lands of L. Bruce Farrow.

This being the same land this day conveyed to the mortgagor by deed of Nora S. Garrett to be recorded herewith.

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.

RECORDED AND INDEXED BY RECORD DEPARTMENT
21 Nov 75

FOR SATISFACTION TO THIS MORTGAGE SEE
SATISFACTION BOOK 34 PAGE 546

Benjamin Hankinsley
NOTARY PUBLIC GREENVILLE COUNTY S. C.
11:30 AM NOV 27 1965