

STATE OF SOUTH CAROLINA
COUNTY OF Greenville



MORTGAGE OF REAL ESTATE

BOOK 1042 PAGE 349

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, J. B. West

(hereinafter referred to as Mortgagor) is well and truly indebted unto Farmers Bank of Simpsonville

(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 Six Hundred Twenty One and 40/100 -- Dollars (\$ 621.40) due and payable

six months after date

with interest thereon from date at the rate of Six per centum per annum, to be paid: semi-annually, in advance

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, Said lot of land begins at a stake on the western side of U.S. Highway No. 276 at corner of lands now or formerly of Leon Thackston and runs thence along the western side of said highway N. 2-20 W 100 feet to corner on property now or formerly of F.L. Howard; thence by a new line S. 85-40 W. 292 feet to corner in center of C. & WC: Railway's tracks; thence along center of railway S. 8-10 W. 102 feet to corner on Leon Thackston; Thence along Thackston line N. 85-40 W. 310.7 feet to the beginning corner and including within the mentioned courses and distances the right of way of the C. & W.C. Railway. The said lot of land is fully set forth on a plat thereof made by H.J. Biddle, dated December, 1950 and it is to be fully understood that the conveyance is subject to any right of way or rights of way owned or held by the C. & W.C. Railway Company or the State Highway Department.

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.

PAID IN FULL, DATE 7/3/67

The Farmers Bank of Simpsonville
Simpsonville, S. C.

Per J. W. Hiott Jr.
President - Cashier

Witness Ann W. Hughes
Elizabeth B. Hughes

SATISFIED AND CANCELLED OF RECORD

9 DAY OF Oct. 1967

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

AT 9:30 O'CLOCK A. M. NO. 10364