

STATE OF SOUTH CAROLINA

COUNTY OF Greenville

BOOK 1081 PAGE 157

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

GREENVILLE S.C.
JUN 21 2 55 PM 1967
OLLIE FARMWORTH
R.M.C.

WHEREAS, I, Earnest Odell Martin

(hereinafter referred to as Mortgagor) is well and truly indebted unto Farmers Bank of Simpsonville 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 Five Hundred and No/100----- Dollars (\$ 500.00) due and payable

One Year After Date

with interest thereon from date at the rate of 7 per centum per annum, to be paid: 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, known as lot 97 in a subdivision known as Hunters Acres near Simpsonville, S. C.

This is a portion of property conveyed to J. M. Griffin by deed dated June 27, 1952 and recorded in the R. M.C. Office for Greenville County in Deed Book 458 page 289 and devised by will of J. M. Griffin on file with Probate Court at Greenville, S. C. at Apartment 909, file 13.

This lot is more explicitly described as follows:

Beginning at an iron pin on the South side of Boyd Avenue and running South 77-44 W. 39.5 feet to an iron pin at joint corner of lots 97 and 96; thence running South along joint line of lots 97 and 96 S. 34-03 E. 252 feet to an iron pin; thence running North 89-56 West 184 feet to an iron pin on joint corner of lots 97 and 98; thence running along joint line of lots 97 and 98 North 1-14 East 200 feet to the beginning point. This description is from a plat recorded in the R. M. C. Office for Greenville County in Plat Book BB, page 51.

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 and Satisfied in Full this
the 7 day of June 1968

THE PEOPLES NATIONAL BANK

Greenville, South Carolina

S. W. Hiott Jr. Vice Cashier

Witness Ann W. Hughes

Gladys Huff

SATISFIED AND CANCELLED OF RECORD

14 DAY OF June 1968

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

AT 9:15 O'CLOCK A. M. NO. 32250