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BOOK 1057 PAGE 219

MORTGAGE OF REAL ESTATE—Prepared by RILEY AND RILEY, Attorneys at Law, Greenville, S. C.

OLLIE FARNSWORTH

R. M. C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

Whereas: Arthur D. Fleming,

(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 One Thousand One Hundred Twenty and No/100----- Dollars (\$ 1,120.00) due and payable

one (1) year after date,

with interest thereon from date at the rate of seven 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, in Austin Township, near Jonesville School and on the Simpsonville Road, containing 85.40 acres and being known as Lot Number 1 of the W. J. McKinney property as shown on a plat made by W. J. Riddle, Surveyor, on October 29, 1938. Beginning at an iron pin on road at corner of lot Number 2 in said survey and running thence N. 84-30 E. 451 feet to stone; thence S. 3 E. 1,235 feet to stone on Thackston property; thence N. 87 E. 441 feet to corner in road of Templeton property; thence N. 2-15 E. 1,635 feet to stone; thence S. 85-45 E. 514 feet to corner in road; thence N. 35-15 E. 356 feet to the corner in road; thence N. 47-45 E. 232 feet to corner; thence N. 56-15 E. 47.5 feet to corner in road; thence N. 19-15 W. 1,376 feet along Thomas F. McKinney's line to stake; thence N. 49-30 W. 1,254 feet to corner on Ira McKinney; thence S. 4-15 W. 2,415 feet to iron pin; thence S. 84-15 W. 341 feet to iron pin at corner of tract Number 2; thence S. 5 E. 529 feet to the beginning corner.

LESS, HOWEVER, deed of A. D. Fleming to Glenn R. Fleming of 6.53 acres recorded in RMC Office for Greenville County in Deed Volume 541 at Page 166, and

ALSO, deed of A. D. Fleming to Joe C. Burdette and Lois C. Burdette of 21.50 acres recorded in RMC Office for Greenville County in Deed Volume 701 at Page 463.

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.

2424

FOR SATISFACTION TO THIS MORTGAGE SEE
SATISFACTION BOOK _____ PAGE _____

SATISFIED AND CANCELLED OF RECORD
16 DAY OF _____ 1967
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 12:52 O'CLOCK P.M. NO. 1577