

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

BOOK 1101 PAGE 53

FILED MORTGAGE OF REAL ESTATE
GREENVILLE CO. S.C.
TO ALL WHOM THESE PRESENTS MAY CONCERN:

AUG 23 2 24 PM 1968

WHEREAS, I, Etta M. Gray **OLLIE FARRINGWORTH**
R.M.C.

(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 **Two Thousand Forty-Six & 24/100 - - -**

Dollars (\$ 2,046.24) due and payable
as follows: **\$56.84 on September 25, 1968 and \$56.84 on the 25th day of each**
month thereafter until paid in full

with interest thereon from **maturity** at the rate of **7** 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, Dunklin Township, on the East side of the Cobb Road, containing twelve (12) acres, more or less, designated as Tract No. 2 on a plat prepared by F. E. Ragsdale, Surveyor, January 23 & 24, 1967, of record in the R. M. C. Office for Greenville County, S. C., in Plat Book PPP, at page 75, and having according to said plat the following courses and distances, to-wit:

BEGINNING at a point, nail and cap, in the Cobb Road, and running up said road N. 1-29 E. 121.4 feet to a nail and cap; thence up said road N. 13-53 E. 275.8 feet to a nail and cap, Lou Steward line; thence with the joint line of Steward S. 61-00 E. 491.7 feet to a stake; thence with the Lou Steward line S. 84-15 E. 1375 feet to an old stone corner on the Steward line; thence S. 10-35 E. 447 feet to an iron pin in or near Ellison Creek; thence with the Creek as a line N. 61-00 W. 502 feet to an iron pin, near where branch enters said creek; thence continuing with the creek as a line N. 88-00 W. 417 feet to corner in creek, Tankersly lands, iron pin set back 20 feet; thence leaving the creek and running along joint line of land now owned by J. R. Sims N. 81-11 W. 1109 feet to the beginning point in Cobb Road.

This being a portion of the land which was conveyed to the Mortgagor and Frank Austin and Hiram H. Gibbs by deed of E. Irman, Master on May 15, 1964, said deed of record in said R. M. C. Office in Deed Book 499, Page 502. The interest of the said Frank Austin and Hiram H. Gibbs in the within described mortgaged premises being conveyed to the mortgagor by deed dated February 3, 1967, of record in said R. M. C. Office in Deed Book 813, Page 234.

Together with all and singular rights, members, hereditaments, 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.

FOR SATISFACTION TO THIS MORTGAGE SEE
SATISFACTION BOOK 34 PAGE 296

SATISFIED AND CANCELLED OF RECORD
7 DAY OF Nov 1975
Dorinda L. Lamberson
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 12:30 O'CLOCK P. M. NO. 12269