

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
AND LAURENS

MAY 25 2 28 PM 1965
OLLIE F. FRENCH
R.M.C.

MORTGAGE OF REAL ESTATE

BOOK 895 PAGE 567

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, Luther Eugene Marlar,

(hereinafter referred to as Mortgagor) is well and truly indebted unto Southern Bank and Trust Company,
Fountain Inn Branch

(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 Eleven Thousand and No/100 -----
Dollars (\$ 11,000.00) due and payable
as follows: \$122.13 on the tenth day of June, 1965, and \$122.13 on the tenth 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, Austin Township, about 3.5 miles east of the Town of Simpsonville on the northwest side of State Highway No. 417, known and designated as Lot No. 5, containing 9.52 acres, more or less, and shown on a plat of property of H. B. Cooper made by C. O. Riddle, Surveyor, in August 1957, and being the same lot of land conveyed to the Mortgagor by C. D. Case and H. E. Marlar under date of October 1, 1964, of record in the office of the R.M.C. for Greenville County, South Carolina, in Deed Book 760 at Page 219. Reference to said plat and to said deed being made for a better description as to lines, corners, distances, etc. This being the same lot upon which is being erected by the Mortgagor a modern, brick-veneer residence where he expects to reside.

Also, all that other piece, parcel, or tract of land lying, being, and situate in the County of Laurens, state aforesaid, Dials Township, containing 68 acres, more or less, being bounded on the north by land now or formerly of Vaughn, on the east by land of J. E. Wham, Bullet Branch being a line for a portion of the distance, on the south by lands now or formerly of W. C. Deck, and on the west by lands now or formerly of R. L. Gray and W. P. Owings having such shapes, metes, bounds, courses, and distances as will more fully appear by reference to a plat of the subdivision of the Deck lands by W. M. Nash, Surveyor, recorded in the Office of the Clerk of Court for Laurens County, S. C., in Plat Book 1 at Page 104. This being the identical tract of land conveyed to the Mortgagor herein by deed of Hugh E. Marlar of record in the Office of the Clerk of Court for said Laurens County in Deed Book 156 at Page 614, reference being made to said deed and said plat for a more complete and detailed description.

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.

FOR SATISFACTION TO THIS MORTGAGE SEE
SATISFACTION BOOK 27 PAGE 312

SATISFIED AND CANCELLED OF RECORD
2 DAY OF Dec 1974
Dannie S. Sanke
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 3:30 O'CLOCK P. M. NO. 13617