

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, We, Robert S. Berry and Muriel A. Berry

(hereinafter referred to as Mortgagor) is well and truly indebted unto C. E. Robinson, as Trustee under B. M. McGee Trust Deed

(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 Thousand and No/100

Dollars (\$5,000.00) due and payable

\$50.00 on the 15th day of each and every month hereafter beginning August 15, 1963; payments to be applied first to interest; balance to principal; with the privilege to anticipate payment after one year; balance due five years from date,

with interest thereon from date at the rate of Six (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

All those two tracts of land situate, lying and being in the Grove Township, Greenville County, State of South Carolina described as follows:

1. Tract near Grove Station containing 4 1/2 acres, more or less, bounded on the east by property now or formerly owned by J. A. Norris and the Pelzer Road; on the West by the Columbia and Greenville Railroad; on the South by Julius Eskew or settlement dirt road. Being the same property conveyed to us by deed recorded in Deed Book 631, at Page 470.
2. Tract of land situate on the West side of the Old Pelzer Road and containing 1.8 acres, more or less, as shown on plat thereof recorded in the R. M. C. Office for Greenville County, in Plat Book EF, at Page 292 and having the following metes and bounds to-wit:

/ BEGINNING at an iron pin on Old Pelzer Road and running thence, along said Road, N. 1-45 W. 300 feet; N. 1-40 E. 100 feet; N. 14-45 E., 142.3 feet to an iron pin; thence S. 29-8 W. 150.3 feet to an iron pin; thence S. 11 E. 535 feet to an iron pin; thence S. 25-30 E. 42.9 feet to the point of beginning. Less a small strip deeded therefrom in Deed Book 696, Page 74. Being the major portion of the property deeded to us in Deed Book 693, Page 109.

Together with all and singular rights, tenements, hereditaments, and appurtenances to the same, belonging in any way incident or appertaining, and of all the rights, issues, and profits which may arise or be had therefrom, and including all leases, 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.

*Satisfied and Cancelled April 23, 1964*  
*C. E. Robinson*  
*as Trustee under B. M. McGee Trust Deed*

*Witness:*  
*Katherine Baker*  
*Marjorie H. Alverson*

RECORDED AND RETURNED TO RECORDS  
*27 April 1964*  
*Ollie J. Hann*  
R. M. C. Office  
AT 8:25 O'Clock P.M. NO. 30325