

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.
SEP 18 12 53 PM 1964

MORTGAGE OF REAL ESTATE

BOOK 972 PAGE 323

TO ALL WHOM THESE PRESENTS MAY CONCERN:

OLLIE FARNSWORTH
R. M. C.

WHEREAS, I, Alma Jean Messer,

(hereinafter referred to as Mortgagor) is well and truly indebted unto Grady W. Brown

(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, Five Hundred Dollars (\$ 2,500.00) due and payable

in successive annual instalments of Four Hundred Eighty (\$480.00) Dollars each, including interest, first instalment due and payable one year after date hereof, and an instalment on the same date of each succeeding year thereafter until principal sum, with interest, is paid in full - last instalment to be unpaid balance and interest

with interest thereon from date at the rate of six per centum per annum, to be paid: annually

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, on the northwest side of South Carolina Highway No. 296, in Butler Township, as shown on plat made by Carolina Engineer and Surveying Company, dated April 5th, 1963, and having according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the northwest side of said South Carolina Highway No. 296, 125 feet from the corner of property of Mrs. Broadus A. Roberts, and Clarence and Alma Messer, and running thence with the South Carolina Highway No. 296, S. 65-0'W. 110 feet to an iron pin on line of property of Clarence H. and Alma Messer; thence with the Messer line N. 11-15 W. 153 feet to an iron pin in line of other property of Clarence H. and Alma Messer; thence with the Messer line N. 62-19 E. 111.7 feet to an iron pin on line of property of Clarence H. and Alma Messer; thence with the Messer line S. 11-15 E. 158 feet to the point of beginning.

The above described property is exactly the same that was conveyed to the mortgagor herein by title deed of Clarence H. and Alma Messer, dated April 18, 1963, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 721 at page 13.

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.

SATISFIED AND CANCELLED OF RECORD

8th DAY OF Dec. 1968

Hannibal S. Tankersley
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 10:19 O'CLOCK A. M. NO. 27400

FOR SATISFACTION TO THIS MORTGAGE SEE

SATISFACTION BOOK 111 PAGE 848