

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

SEP 28 3 02 PM 1964
FARNSWORTH
R.M.C.

MORTGAGE OF REAL ESTATE

BOOK 973 PAGE 327

To All Whom These Presents May Concern:

Whereas: we, G. W. Masters and Ruth B. Masters,

(hereinafter referred to as Mortgagor) is well and truly indebted unto Mary C. Masters, also known as Cornelia N. Masters,

(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 and NO/100-----

-----Dollars (\$ 2,000.00) due and payable

at the rate of \$50.00 per month, beginning on or before November 10, 1964, and a like amount on or before the 10th day of each and every month thereafter, until the entire amount is paid in full, said payments to include interest and principal,

with interest thereon from date at the rate of three 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, located in Gantt Township, bordering on Enoree River and being known as a portion of the E. M. Dill property and located one mile northwest from Batesville in Butler Township. Description is made from a plat by H. S. Brockman, surveyor, dated November 12, 1945, and according to said plat, having the following metes and bounds, to-wit:

BEGINNING at a point on Enoree River 125 feet in a northerly direction from the joint corner of Lot 4 and tract shown as 3.20 acres, more or less, and running thence with Enoree River 590 feet, more or less, to a point; thence S. 27-10 W. 249 feet; thence continuing in a southwesterly direction 135 feet to an iron pin at the joint corner of tract containing 4.89 acres, more or less, and tract #2; thence with the joint line of said tracts N. 70-45 W. 905.6 feet to a point in River Road; thence with River Road N. 16-45 E. 665 feet to a point, the same being the corner of a new line on River Road; thence with this new line S. 89-25 E. 800 feet to the beginning corner.

Being the same conveyed to us by Mary C. Masters, also known as Cornelia N. Masters, by deed to be recorded herewith.

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.