

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

BOOK 1043 PAGE 289

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, G. L. 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

THREE THOUSAND

Dollars (\$ 3,000.00) due and payable

in successive equal semi-annual instalments of Three Hundred (\$300.00) Dollars each, including interest; an instalment due and payable on the 22nd day of April and 22nd day of October of each succeeding year hereafter until both principal and interest are paid in full, with privilege of anticipating payment of unpaid balance or any part thereof at any time prior to maturity, with interest thereon from date at the rate of seven per centum per annum, to be paid: semi-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, in Bates Township, on the southerly side of Highway No. 253 and being known as a portion of the property as shown on a plat of the property of Robert R. Bishop and Margaret Emma Bishop, made by Clifford C. Jones, December, 1954, and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at a point in the center of Highway No. 253, joint corner with property of M. E. Kelley and running thence S. 75-17 W. 463 feet to a point in the center of the said Highway; and iron pin being 25.8 feet from the center of the Highway and on the side of the Highway; thence S. 24-30 E. 936.9 feet to the center of a branch being the common corner with the property of Robert R. Bishop and Margaret Emma Bishop; thence with the branch as a line, the traverse line being as follows: N. 68-15 E. 70 feet, N. 85-05 E. 155.4 feet, N. 83-48 E. 100 feet, N. 81-02 E. 133.5 feet, N. 67-27 E. -----
85 feet, N. 24-19 E. 100 feet, to a point being the common corner with the Rice Estate property and the property of Robert R. Bishop and Margaret Emma Bishop; thence N. 32-01 W. 978.3 feet to the point of beginning, containing 11.9 acres, more or less, according to said plat, Less: 1.5 acre tract conveyed by G. J. Edwards and Doris Edwards, former owners, to Robert R. and Margaret Emma Bishop and recorded in the R. M. C. Office for Greenville County, South Carolina, in Deed Book 543 at page 289; and subject to a roadway across said property, of an approximate width of 20 feet, granted to Robert R. and Margaret Emma Bishop.

See plat in Plat Book GG at page 73, R. M. C. Office aforesaid.

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 7 PAGE 320

SATISFIED AND CANCELLED OF RECORD

127 DAY OF May 19 72
Oliver Jamesworth

R. M. C. FOR GREENVILLE COUNTY, S. C.

AT 9:38 O'CLOCK A M. NO. 30744