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BOOK 1073 PAGE 603

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

**MORTGAGE OF REAL ESTATE**  
R. M. C.  
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, we, Clarence H. Messer and Alma Messer

(hereinafter referred to as Mortgagor) is well and truly indebted unto Julius D. Green

(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 Six Thousand Five Hundred and No/100 (\$6,500.00)-----  
-----Dollars (\$ 6,500.00--> due and payable

\$500.00 per year paid on principal plus the 7% interest paid annually, the first payment of principal and interest being due one year from date of execution of note and mortgage.

with interest thereon from date at the rate of 7% 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, in Butler Township, on both sides of South Carolina Highway No. 296 and on the northwest side of a County Road, containing 24.55 acres as shown on plat made by C. O. Riddle, March 31, 1958, as found in Plat Book WW at page 197 in the R.M.C. Office for Greenville County, and having, according to said plat, the following metes and bounds, courses and distances, to-wit:

BEGINNING at a point in the center of South Carolina Highway No. 296, where a County Road intersects; thence with the center of said County Road, S. 31-30 W. 658.3 feet to a point; thence continuing with the center of said road S. 33-30 W. 937.2 feet to a point corner of property of J. E. Verdin; thence with the line of said property N. 62-30 W. 455.4 feet to an iron pin; thence turning and continuing with the line of the Verdin property and crossing Highway No. 296, N. 24-30 E. 2352.6 feet to an iron pin corner of property of Mrs. Broadess A. Roberts; thence with the line of said property S. 10-52 E. 1101.3 feet to an iron pin the center of South Carolina Highway No. 296; thence with the center of said Highway N. 50-37 E. 110.5 feet to the beginning corner. LESS however, 15 acres, more or less, conveyed to Kenneth Clarence Messer and Shelby Jean Messer, by deed recorded in the R.M.C. Office for Greenville County in Deed Book 689, at page 48, and also LESS a lot conveyed to Alma Jean Messer by deed recorded in the R.M.C. Office for Greenville County in Deed Book 721, at page 13.

Together with all and singular rights, members, hereditaments, 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.