

FILED
GREENVILLE CO. S. C.

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

JUL 12 2 47 PM 1968

MORTGAGE OF REAL ESTATE

BOOK 1097 PAGE 359

TO ALL WHOM THESE PRESENTS MAY CONCERN:
HELIE FARNSWORTH
R.M.G.

WHEREAS, I, Bruce L. Masters

(hereinafter referred to as Mortgagor) is well and truly indebted unto Southern Bank and Trust Company

(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 ~~Sixty-Four Hundred~~ - - - - -

as follows: \$74.31 on the 11th day of August 1968 and ^{Dollars (\$ 6,400.00)} \$74.31 on the 11th day of each month thereafter until paid in full- Payments to apply first to interest and then to principal

with interest thereon from date at the rate of 7 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, Fairview Township, containing 17.5 acres, more or less, according to a plat and survey made by Jones Engineering Services, Greenville, S. C., March 11, 1966, and having according to said plat the following courses and distances, to-wit:

BEGINNING at a point in the center of a County Road and running thence N. 3-19 W. 746.1 feet to a point in center of said road; thence N. 12-09 E. 319.7 feet to a point in center of said road, corner with Craige; thence N. 86-54 W. 282.8 feet to an iron pin; thence N. 7-09 E. 338.7 feet to an iron pin; thence N. 86-10 W. 708.4 feet to an iron pin; thence S. 19-30 W. 214.5 feet to an iron pin; thence S. 10-15 E. 138.6 feet to an iron pin; thence S. 58-00 W. 139.3 feet to an iron pin; thence S. 27-45 E. 396 feet to an iron pin; thence N. 85-30 W. 311.5 feet, crossing a branch, to an iron pin; thence S. 17-30 W. 35 feet to an iron pin; thence S. 87-30 E. 1192.7 feet to an iron pin in an old road bed; thence with the old road bed S. 12-50 W. 250 feet to an iron pin; thence still with the old road bed S. 10-04 E. 100 feet to an iron pin; thence S. 12-49 E. 259.3 feet to an old iron pin; thence S. 88-11 E. 48.6 feet to the point of beginning, and bounded by lands of Tollison, Smith, Craige, County Road and others.

This being the same tract of land conveyed to the mortgagor by deed of James W. Moore on the 29th day of May 1967, of record in the R. M. C. Office for Greenville County, S. C., in Deed Book 821, Page 104.

Together with all and singular rights, members, herditaments, and appurtenances to the same belonging in any way incident or pertaining, 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 27 PAGE 681

SATISFIED AND CANCELLED BY RECORD
DAY OF Dec 1977
Southern Bank and Trust Company
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 11:52 AM 1977