

STATE OF SOUTH CAROLINA GREENVILLE CO. S. C.
COUNTY OF Greenville

MORTGAGE OF REAL ESTATE

FILED
MAR 26 10 40 AM '69
OLLIE FARNSWORTH
R. M. C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Otis E. Satterfield and Dorothy P. Satterfield,

(hereinafter referred to as Mortgagor) is well and truly indebted unto

S. S. Mason

(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 Five Thousand Nine Hundred Twenty-Seven and 13/100-----

Dollars (\$ 5,927.13) due and payable

in equal monthly installments of \$53.93, beginning May 1, 1969, and continuing on the first of each month thereafter for a period of fifteen (15) years (or until paid in full)

with interest thereon from date at the rate of seven 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, being known and designated as 4.83 acres as shown on a plat of the Property of S. S. Mason of record in the Office of the RMC for Greenville County in Plat Book GGG, Page 134, and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at the intersection of State Highway Number 101 and an unnamed road, running thence down State Highway Number 101, N. 24-08 W. 125.1 feet to a nail and cap; running thence N. 26-00 W. 100 feet; thence N. 27-10 W. 200 feet; thence N. 26-31 W. 100 feet; thence N. 21-37 W. 100 feet to a nail and cap; thence S. 64-18 W. 209 feet to a nail and cap; thence S. 57-46 W. 23 feet to a nail and cap on a turn-around of a new road; running thence around said turn-around, N. 25-54 W. 50 feet; thence N. 36-06 E. 50 feet to a nail and cap on New Cut Road; running thence S. 4-06 W. 419.1 feet to the intersection of two unnamed roads; running thence around the curve of said intersection (the chord of which is S. 45-13 E.) 26.1 feet to an iron pin; running thence N. 85-28 E. 503.5 feet to the point of beginning.

Specifically excepted from the above conveyance is:

- (1) All that piece, parcel or lot of land being shown on the County Block Book as T20-1-40.1 containing one-half acre, more or less, conveyed by S. S. Mason by deed of record in the Office of the RMC for Greenville County in Deed Book 837, Page 179.
- (2) Property this date deeded by S. S. Mason to the Grantee herein as shown on a plat of record in the Office of the RMC for Greenville County in Plat Book "4A", Page 131.

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.