

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

AUG 11 43 AM '69

MORTGAGE OF REAL ESTATE

OLLIE FARNSWORTH
R. H. C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, Stanley Joe Massey

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

(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 Four Hundred and Thirty-Eight and no/100 -----
Dollars (\$438.00 ----) due and payable

\$50.00 to be paid on the 1st day of ^{September} ~~December~~, 1969 and \$50.00
on the first day of each month thereafter until paid in full.
The final payment to be \$38.00.

with interest thereon from date at the rate of (None) per centum per annum, to be paid:

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, his 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, Greenville Township, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of the New Easley Road, 17 feet from the edge of the pavement at the corner of land previously sold by H. K. Townes to J. B. Spearman, and running thence along the side of said road 17 feet from the edge of pavement and parallel with same, N. 75-35E. 116 feet to an iron pin; thence S. 13 E. 438 feet to an iron pin across the branch; thence N. 72 W. 135 feet recrossing branch to iron pin; thence N. 13 W. 370.5 feet to the beginning corner, containing 1.07 acres, more or less, as surveyed by W. J. Riddle, September, 1940.

This is the same property conveyed to me and this is a purchase money mortgage.

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.