

STATE OF SOUTH CAROLINA

Aug 4 12 41 PM '69

COUNTY OF GREENVILLE

OLLIE FARNSWORTH

MORTGAGE OF REAL ESTATE

R. H. C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, We, Fred Massey, Jr., and Jannie Ree B. Massey

(hereinafter referred to as Mortgagor) is well and truly indebted unto William Maxwell, His Heirs And Assigns,

(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

Two Thousand Nine Hundred Dollars (\$2,900.00) due and payable in monthly installments of Fifty Dollars (\$50.00) per month commencing the _____ day of August and each consecutive month thereafter until paid in full with Interest at the rate of Eight (8) Per Cent per annum, the payments to be applied first to Interest and then to Principal, with the privilege of acceleration.

with Interest thereon from date at the rate of Eight 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 place, 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 Gantt Township, known as Lot Number 20 on Deacon Street, on a Plat of the property of William Maxwell, by G. O. Riddle, dated September, 1966, noted in Plat Book QQQ at Page 37, Office of The R. H. C. for Greenville County, and having the following metes and bounds:

BEGINNING at an iron pin on the Western side of Deacon Street, being the joint corner of Lots Number 19 and 20; and running thence South 67-41 West, 181 Feet along the line of division of Lots Number 19 and 20 to an iron pin; thence North 4-18 East, 147.75 Feet to an iron pin; thence South 35-42 East, 149.9 Feet along the line of division of Lots Number 20 and 21 to an iron pin in the West side of Deacon Street; thence South 4-18 West, 20.9 Feet to an iron pin; thence South 10-28 East, 47.3 Feet along a chord on Deacon Street to an iron pin, the point of beginning.

THIS property is subject to Building Restrictions and Protective Covenants as noted in Deed Volume 813 at Page 502.

THIS property is shown on the Books of the Auditor for Greenville County as being in Tax District 156- W G 1,4-1-165.

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.