

Aug. 2 - 5:00 P.M.

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Johnny W. Massey and Rose B. Massey

(hereinafter referred to as Mortgagor) is well and truly indebted unto W. Raymond Williams, Sr.

(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 Seven Thousand and no/100-----

-----Dollars (\$ 7,000.00) due and payable in monthly installments of \$200.00 per month until paid in full the first such payment to be due September 1, 1971,

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, in Bates Township, near Marietta, S.C., containing 30.1 acres, more or less, as shown on plat of Robert C. and Marcia W. Childs made by Webb Surveying Company dated April, 1968 and recorded in the R. M. C. Office for Greenville County in Plat Book XXX, at page 197 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Pickens-Marietta Road, near the center of the intersection of said Road and Freeman Bridge Road at the corner of property of Ronald E. Barnes and running thence along the center of the Pickens-Marietta Road, the traverse of which is due South 378.5 feet; thence S. 44-30 W. 251.4 feet; thence along Foster N. 81-38 W. 1400.4 feet to an iron pin; thence along Anders N. 33 W. 987.6 feet; thence N. 71-57 E. 144.2 feet; thence along Bryant S. 26-40 E. 171.6 feet; thence N. 61-20 E. 185.3 feet; thence S. 73-37 E. 526.4 feet; thence N. 78-11 E. 235 feet; thence S. 86-23 E. 215 feet; thence S. 55-17 E. 400.5 feet; thence N. 74-15 E. 157 feet; thence S. 61-10 E. 326.7 feet to the point of beginning.

This being the same property conveyed to the mortgagors by deed of even date herewith.

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.