

BOOK 1287 PAGE 305

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.
AUG 13 1 01 PM '73

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

DONNIE S. TANKERSLEY
R.M.C.

WHEREAS, BEN F. MASTERS and NELL H. MASTERS

(hereinafter referred to as Mortgagor) is well and truly indebted unto THE PEOPLES NATIONAL BANK

(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 Eighteen Thousand One Hundred Forty-Nine and 40/100 Dollars (\$18,149.40) due and payable in thirty-six (36) monthly installments of Five Hundred Four and 15/100 (\$504.15) Dollars each beginning September 15, 1973

with interest thereon from date at the rate of _____ per centum per annum, to be paid:

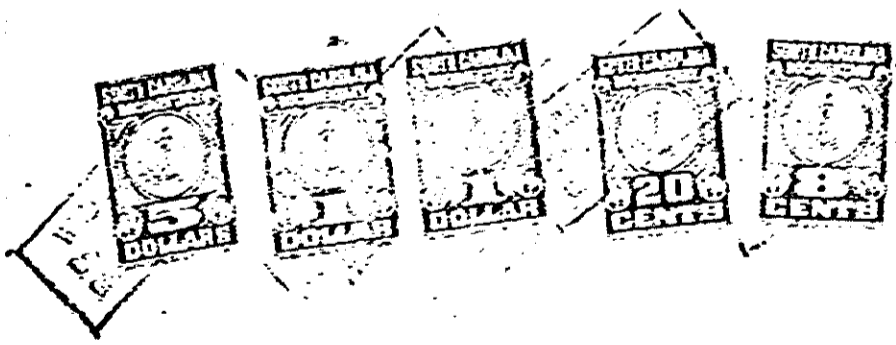
WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

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, 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 Lot No. 121 of a subdivision entitled "Addition to Greenbrier" prepared by C. F. Webb, R.L.S., June, 1961 and recorded in the RMC Office for Greenville County in Plat Book AAA, at Page 61, and having, according to said plat, the following metes and bounds, to wit:

Beginning at an iron pin on the southwestern side of Fairlane Drive, joint front corner of Lots Nos. 121 and 120, and running thence along the southwestern side of said Fairlane Drive, S 45-40 W 174 feet to an iron pin at the intersection of said Fairlane Drive and Brooks Road; running thence with the eastern side of said Brooks Road, S 54-08 W, 110.1 feet to an iron pin; thence continuing still with the eastern side of said Brooks Road, S 27-08 W 45 feet to an iron pin in an unnamed county road; thence with the northeastern side of said unnamed county road, S 10-54 E 125 feet to an iron pin at the joint corner of Lots 121 and 122; thence with the joint line of said lots, N 89-46 E 126 feet to an iron pin in the joint line of Lots 121 and 120; thence with the joint line of said lots, N 44-20 E 150 feet to the point of beginning.

This mortgage is second in lien to that held by First Federal Savings and Loan Association having a current balance of \$ _____.



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 whatsoever lawfully claiming the same or any part thereof.

RECORDED

4328 (N.S.)