

MORTGAGE OF REAL ESTATE-Office of

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STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

THIS IS A PURCHASE MONEY MORTGAGE

WHEREAS, JAMES R. HUFF, and SUZAN C. HUFF,

(hereinafter referred to as Mortgagor) is well and truly indebted unto CARL R. MASSEY and FRANCES M. MASSEY,

(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

FORTY SEVEN THOUSAND FIVE HUNDRED AND NO/100----- Dollars (\$ 47,500.00) due and payable

as set forth in Note of even date.

with interest thereon from date at the rate of nine 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, on Fork Shoals Road (S-23-146) and West Georgia Road (S-23-272) containing 9.19 acres total (8.86 acres excluding roads), and being more particularly described as follows:

BEGINNING at an iron pin on the northerly side of West Georgia Road, joint corner of property of the grantors herein and property of James R. Powell II and Sidney Douglas Garrett, said pin being 200 feet west of the intersection of West Georgia Road and Fork Shoals Road, and running thence N. 25-30 W. 100 feet to an iron pin on the westerly side of Fork Shoals Road, said pin being 100 feet north of the intersection of West Georgia Road and Fork Shoals Road; thence running along the westerly side of Fork Shoals Road N. 25-30 W. 55.3 feet to a point on the westerly side of said road; thence running with the center of said road N. 23-13 W. 556.9 feet to an iron pin in said road, the joint corner of property now or formerly of the S. B. Huff estate; thence running with the line of said property S. 64-00 W. 589.5 feet to an old iron pin and a stone; thence continuing with the line of the S. B. Huff Estate property S. 22-39 E. 739.3 feet to an iron pin on the northerly side of West Georgia Road; thence running with the northerly side of said road N. 55-21 E. 202.5 feet to a point; thence continuing along said road N. 63-44 E. 98 feet to an iron pin, the point of beginning.



Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and all of 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 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.

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