



STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

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

WHEREAS, I, **Charles S. Masters,**

(hereinafter referred to as Mortgagor) is well and truly indebted unto **Southern Bank and Trust Company**

(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 One Hundred Ninety-five and 36/100-----**

Dollars (\$ 2,195.36) due and payable

one year from date

with interest thereon from **maturity** at the rate of **9** 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, containing thirty-three acres more or less, being**

the larger portion of the land conveyed to the Mortgagor by deed of C. C. Masters on the 31st day of August 1960, of record in the R.M.C. Office for Greenville County, S. C., in Deed Book 658 at Page 140, there being thirty-five acres, more or less, in the original tract; two acres, more or less, having been conveyed out of said original tract by the Mortgagor herein to Sharon Gail Cantrell and Willie Jerry Cantrell on May 12, 1967, by deed of record in said R.M.C. Office in Deed Book 820 at Page 123, leaving the 33 acres, more or less, of the original tract covered by this mortgage. Reference to said deeds being made for a better description as to lines, corners, distances, etc. The tract herein mortgaged being bounded by lands of C. C. Masters, lands of Burdett, Dr. Walter McLawhorn, Cantrell, George Gault, L. J. Vaughn, and others.



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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