

STATE OF SOUTH CAROLINA GREENVILLE CO. S. C.
COUNTY OF GREENVILLE

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

FILED
APR 15 12 13 PM '77
DONNIE S. TANKERSLEY
R.M.C.

WHEREAS, James E. Cassell

(hereinafter referred to as Mortgagor) is well and truly indebted unto Charles D. Cassell

(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

Ten Thousand and No/100-----Dollars (\$10,000.00) due and payable as follows: The sum of \$123.99 is due and payable on the first day of June, 1977 and the sum of \$123.99 is due and payable on the first day of each and every month thereafter with the final payment of \$123.99 being due and payable on the first day of May, 1987.

with interest thereon from date at the rate of 8 1/2 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, Chick Springs Township on Mayfair Drive and being known and designated as Lots Nos. 24 and 25 of Block D of Mayfair Estates as shown on plat thereof recorded in the RMC Office for Greenville County in Plat Book "S", Pages 72 and 73 and having, according to said plat, the following retes and bounds, to-wit:

BEGINNING at an iron pin on the western side of Mayfair Drive at the joint front corner of Lots Nos. 23 and 24 and running thence along the joint line of said lots N. 60-48 W. 200 feet to an iron pin in the line of Lot 57; thence along the line of Lots Nos. 57, 56 and 55 S. 29-12 W. 60 feet to an iron pin at the joint rear corner of Lots Nos. 25 and 26; thence along the joint line of said lots S. 60-48 E. 200 feet to an iron pin on the western side of Mayfair Drive at the joint front corner of Lots Nos. 25 and 26; thence along the western side of Mayfair Drive N. 29-12 E. 60 feet to the beginning corner.

ALSO: All that certain piece, parcel or lot of land in Chick Springs Township, Greenville County, State of South Carolina, being known and designated as a portion of Lot No. 23 of Block D of Mayfair Estates as shown on plat of same recorded in the RMC Office for Greenville County in Plat Book "S", at Pages 72 and 73; and the portion of Lot No. 23 conveyed herein being more fully described as follows:

BEGINNING at an iron pin on Mayfair Drive, joint front corner of Lots Nos. 23 and 24, and running thence along Mayfair Drive N. 29-12 E. 20 feet to a point in the front lot line of said Lot No. 23; thence on a new line through Lot No. 23, N. 60-48 W. 200 feet to a point in rear line of said Lot No. 23; thence S. 29-12 W. 20 feet to an iron pin joint rear corner of Lots Nos. 23 and 24; thence along the joint line of Lots Nos. 23 and 24, S. 60-48 E. 200 feet to the point of beginning.

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This is the same property conveyed to Charles D. Cassell by Clyde M. Ariail by deed dated June 1, 1966 and recorded in the RMC Office for Greenville County, South Carolina July 6, 1966, in Deed Volume 601 at Pages 443, 444, and 445.

DOCUMENTARY
RECORDED
APR 15 1977
R.M.C.

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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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