

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

FILED  
GREENVILLE CO. S. C.

JUN 21 9 19 AM '78  
DONNIE S. TANKERSLEY  
R.H.C.

MORTGAGE OF REAL ESTATE

BOOK 1435 PAGE 863

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, JERRY K. MASSEY

(hereinafter referred to as Mortgagor) is well and truly indebted unto THE PALMETTO BANK  
P. O. Box 728, Simpsonville, S. C. 29681

(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 Four Hundred Nineteen & 84/100 Dollars (\$7,419.84) due and payable

in 48 monthly payments of One Hundred Fifty-four and 58/100 (\$154.58) Dollars beginning July 15, 1978, and continuing monthly on the 15th until paid in full;

with interest thereon from date at the rate of <sup>refer to note</sup> per centum per annum, to be paid: as aforesaid

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 Lots No. 1 and 3 of property known as Sanders Knoll, property of Ben C. Sanders, according to a plat thereof, prepared by C. O. Riddle, Surveyor, dated March, 1972, and having according to said plat, the following metes and bounds, to-wit:

Lot No. 1 is described as follows: BEGINNING at a point in the center of South Carolina Highway No. 417, at the joint front corner of Lots Nos. 1 and 2, and running thence with the center of South Carolina Highway No. 417, N. 9-14 E. 86.1 feet to an old railroad spike, and running thence with the center of South Carolina Highway No. 417, N. 17-09 E., 257.5 feet to a point in the center of the bridge crossing Gilder Creek; running thence with the center line of Gilder Creek, meanders of which are as follows: S. 69-09 E., 95 feet to a point; S. 17-37 E., 94.8 feet to a point; N. 77-21 E., 70 feet to a nail and cap on bridge of old road; thence leaving said Gilder Creek, and running thence with said old road, S. 12-06 E., 178 feet to a point on the Easterly side of said old road; thence with the center line of old road, S. 17-35 W., 142.5 feet to a point at the joint corner of Lots Nos. 1 and 2; and running thence with the joint line of said lots, N. 72-00 W., 283.7 feet to the POINT OF BEGINNING.

Lot No. 3 is described as follows: BEGINNING at a point in the center of South Carolina Highway No. 417, at the joint front corner of Lots Nos. 2 and 3 and running thence with the joint line of said lots, S. 88-27 E., 253.6 feet to a point in the center of old Highway 417; and running thence with the center of said old road, S. 17-35 W., 165 feet to a nail and cap; running thence still with the center of said old road S. 18-00 W., 413.3 feet to a nail and cap at the intersection of said old road and South Carolina Highway No. 417; and running thence N. 12-06 W., 241.1 feet to a nail and cap in the center of said South Carolina Highway No. 417; thence continuing with the center of South Carolina Highway No. 417, N. 04-31 W., 322.5 feet to the POINT OF BEGINNING.

This being the identical lots of land conveyed to Jerry K. Massey, the Mortgagor herein, by deed of John Perry Sanders, recorded April 5, 1976, in Deed Volume 1034, at Page 196, in the R. M. C. Office for Greenville County, South Carolina.

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.

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