

FILED  
GREENVILLE CO. S. C.

1472-491

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

JUL 3 4 17 PM '79  
DONNE S. TANKERSLEY  
R.M.C.

MORTGAGE OF REAL ESTATE

WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Lynda Dunn Griffith

(hereinafter referred to as Mortgagor) is well and truly indebted unto Kenneth Clarence Messer and Shelby Jean Messer

(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 Eight Thousand Five Hundred and No/100-----

-----Dollars (\$ 8,500.00 ) due and payable

in equal monthly installments of One Hundred (\$100.00) Dollars each beginning on July 5, 1979 and continuing on the same day of each month thereafter until the entire balance has been paid in full, together with interest thereon from date at the rate of Eight 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, in Butler Township, 1445.5 feet southwest of Highway No. 296, and on the northwestern side of Roberts Road, and having according to a plat prepared for Paul E. Adams, Jr., by C.O. Riddle, dated September 20, 1977, the following metes and bounds, to-wit:

BEGINNING at a point in the center of Roberts Road, 1445.5 feet from the center line of Highway No. 296, and running thence N. 62-25 W. 479.2 feet to an iron pin; thence N. 24-24 E. 150 feet to an iron pin; thence S. 62-22 E. 503 feet to a point in the center of Roberts Road, 1295.5 feet from the center line of Highway No. 296; thence along the center of Roberts Road S. 33-30 W. 150 feet to the point of BEGINNING.

This being the same property conveyed unto the Mortgagor herein by deed from Kenneth Clarence Messer and Shelby Jean Messer, of even date to be recorded herewith.

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE  
DEED  
RECORDED  
JUL 3 1979  
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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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