

MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

FILED
GREENVILLE CO. S. C.

APR 11 3 44 AM '81
DONALD W. MERSLEY
M.C.

BOOK 1543 PAGE 630

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

WHEREAS, I, Charles S. Masters, (Route 2, Simpsonville, South Carolina)

(hereinafter referred to as Mortgagor) is well and truly indebted unto Bruce Masters (Route 1, Fountain Inn, S. C. 29644)

(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 TWO HUNDRED FIFTY & NO/100----- Dollars (\$ *8,250.00) due and payable

on demand

with interest thereon from _____ date _____ at the rate of 10 per centum per annum, to be paid: annually.

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, the Mortgagee's heirs, 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, Fairview Township, containing twenty-two and one-half acres, more or less, and being more fully described as follows:

BEGINNING at an iron pin, joint corner with 35-acre tract of the Mortgagor; thence running with joint line of tract of Mortgagor N. 14-45 E. approximately 1,840 feet to an iron pin, joint corner with tract of Mortgagor on line of land formerly owned by E. B. Martin; thence with joint line of formerly Martin land S. 73-45 W. approximately 492 feet to stone on formerly Martin at corner with now or formerly Coley; thence with now or formerly Coley S. 14-40 W. approximately 1,143 feet to stone; thence S. 14-45 W. approximately 688.38 feet to stone on line of now or formerly Jim Culbertson; thence N. 87 E. approximately 464 feet to an iron pin, the beginning point.

This being the same tract conveyed this day to the Mortgagor by the Mortgagee by deed recorded in the R.M.C. Office for Greenville County, S. C., in Deed Book 1149 at Page 1047.

STATE OF SOUTH CAROLINA
DEPARTMENT OF REVENUE
STAMP
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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 is 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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