

MORTGAGE OF REAL ESTATE

30-1927-788

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE
SEP 28 12 07 PM '89

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Fred B. Cassity

(hereinafter referred to as Mortgagor) is well and truly indebted unto Nancy G. Cassity

(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 Five Thousand Seven Hundred and No/100 Dollars (\$ 5,700.00) due and payable

April 1, 1993

with interest thereon from N/A at the rate of 0 per centum per annum, to be paid: according to the terms of the note

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

ALL that certain piece, parcel or lot of land lying in the State of South Carolina, County of Greenville, shown as Lots 3, 4, and 5 on plat of Section H, Stone Estates, recorded in Plat Book G at Page 292, and on plat of Fred B. Cassity and Nancy G. Cassity, recorded in the RMC Office for Greenville County in Plat Book 5N at Page 91, and having such courses and distances as will appear by reference to the latter plat.

This conveyance is made subject to all rights of way, easements and protective covenants, if any, affecting the above described property.

This is the same property one-half interest in which was conveyed to the Mortgagor herein by general warranty deed of Jesse Timron Brown and recorded in the RMC Office for Greenville County on October 22, 1975 in Deed Book 1026 at Page 196. The remaining one-half interest was conveyed to the Mortgagor herein by general warranty deed of Nancy G. Cassity and recorded in the RMC Office for Greenville County on September 28, 1983 in Deed Book 1197 at Page 234.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
RECORDED
INDEXED
STAMP 02.23

Mortgagee's Address: 708 Summit Drive, Greenville, SC 29609

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 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 encumbrance, 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.

5870

1928-11-21