

JUN 28 4 14 PM 1916

BOOK 1096 PAGE 277

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

OLLIE FARNSWORTH
M.O.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, James R. Hall and Shelby J. Hall

(hereinafter referred to as Mortgagor) is well and truly indebted unto A. R. Masters and Ruth D. Masters

(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, Forty-five and No/100 ----- Dollars (\$ 7,045.00) due and payable

on or before ten (10) years from date with full right of anticipation at any time,

with interest thereon from date at the rate of Six per centum per annum, to be paid: annually on the 1st day of July each year

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, Paris Mountain Township, and according to a plat by J. Coke Smith, Surveyor, dated July, 1945, having the following metes and bounds, to-wit:

BEGINNING at the Southwest corner of property herein conveyed, said point being common to tracts nos. 1 and 2 of the Estate of J. B. Day and Mellie E. Day and being on the northeast side of Hunt's Bridge Road and running thence N. 22-30 W. 8.42 chains to an iron pin; thence N. 24-45 E. 6.30 chains to an iron pin; thence S. 16-00 E. 13.80 chains to an iron pin on Hunt's Bridge Road; thence N. 85-45 W. 3.00 chains along Hunt's Bridge Road to the point of beginning and being the same conveyed to the mortgagor by deed of J. B. Day on the 17th day of October, 1949, by deed recorded in Book 404 at Page 75.

ALSO, all that piece, parcel or tract of land adjoining the above described tract and having the following metes and bounds as shown on a plat of the Estate of J. B. Day and Mellie E. Day by Terry T. Dill, Reg. C.E. & L.S. dated June, 1961, to-wit:

BEGINNING at a point on the Northeast side of Hunt's Bridge Road, said point being the joint front corner of the tract described above and tracts nos. 1 and 2 on said plat and running thence N. 21-05 W. 547.5 feet to a point; thence N. 24-52 E. 1,325 feet to a point in Armstrong Creek; thence down Armstrong Creek the following courses and distances, N. 67-30 W. 480 feet; N. 36-00 W. 90 feet; thence N. 60-30 W. 195 feet; thence N. 66-00 W. 435 feet; thence leaving said creek S. 20-18 W. 490 feet to a point; thence S. 25-16 E. 2,010 feet to the point of beginning.

Together with all and singular rights, members, herditaments, 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.

FOR SATISFACTION TO THIS MORTGAGE SEE
SATISFACTION BOOK 36 PAGE 62c

SATISFIED AND CANCELLED OF RECORD
21 DAY OF 1916
R. M. C. FOR GREENVILLE COUNTY S. C.
AT 11:21 O'CLOCK A. M. NO. 11116