

FILED
GREENVILLE CO. S. C.

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

RECORDED
R.M.C.

WHEREAS, We, W. Claude Reader and Dorothy M. Reader,

(hereinafter referred to as Mortgagor) is well and truly indebted unto Charles D. Cassell and Betty Jo McNeese Cassell

(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

- - Twenty-three thousand five hundred - - - - - Dollars (\$ 23,500.00) due and payable six (6) months from date, or upon the sale of the house belonging to the Mortgagors located on Lula Drive, Greenville, S. C., whichever occurs first,

with interest thereon from date at the rate of 8% per centum per annum, to be paid: at maturity

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 shown and designated as Lots 20, 21, 22 and a portion of Lot 23, Block D, on a Plat of MAYFAIR ESTATES, recorded in the R. M. C. Office for Greenville County in Plat Book S, at Pages 72 and 73, and having, according to said Plat, the following metes and bounds:

BEGINNING at an iron pin on the northwestern side of Mayfair Drive at the joint front corner of Lots 9 and 20 and running thence with the line of Lot 19, N 60-48 W 200 feet to an iron pin in the rear line of Lot 60; thence with the rear lines of Lots 60, 59, 58 and 57, S 29-12 W 100 feet to a point in the rear line of Lot 23; thence a new line through Lot 23, S 60-48 E 200 feet to a point on the Northwestern side of Mayfair Drive; thence with the Northwestern side of Mayfair Drive, N 29-12 E 100 feet to the point of beginning.

ALSO

ALL that piece, parcel, or lot of land, situate, lying and being in the County of Greenville, State of South Carolina, being shown and designated as Lot 51, Section 3, on a Plat of LOCKWOOD HEIGHTS, recorded in the R. M. C. Office for Greenville County in Plat Book XX, at Page 11, and having the following metes and bounds:

BEGINNING at an iron pin on the northerly side of Saran Drive at the joint front corner of Lots 50 and 51, and running thence with the joint line of said lots, N 22-53 E 153.1 feet to an iron pin; thence N 30-30 W 58 feet to an iron pin on the westerly side of Lula Lane; thence with the westerly side of Lula Lane, S 59-30 W 76.4 feet to an iron pin in the curve of Lula Lane; thence with the curve of said Lane, the chord of which is S 42-42 W 47.6 feet to an iron pin; thence still with the westerly side of said Lane, S 25-32 W 59.2 feet to a curve at the intersection of Lula Lane and Saran Drive; thence with the curve of said intersection, the chord of which is S 19-52 E 28 feet to an iron pin on the northerly side of Saran Drive; thence S 65-27 E 92.3 feet to the beginning corner.



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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