MORTGAGE OF REAL ESTATE - Law Offices of Thomas C. Brissey, P. A.,

FILED
GREENVILLE CO. S. C
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CONNIE S. TANKERSLEY
R.M.C

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

BOOK 1396 PAGE 660

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Charles M. Massey and Clara R. Massey

(hereinafter referred to as Mortgagor) is well and truly indebted unto Southern Bank and Trust Company

(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 One Thousand Four Hundred Thirty-Four and 96/100-- Dollars ($ 1,434.96) due and payable

according to the terms thereof said note being incorporated herein by reference.

~~with interest thereon from at the rate of per centum per annum, to be paid:~~ XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX

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 the Paris Mountain Township, off Hunts Bridge Road and being known and designated as Lot No. 3 according to a plat of the property of Ralph Massey which said plat has been duly recorded in the R. M. C. Office for Greenville County in Plat Book 000, Page 153, reference to said plat is craved for a more specific description.

This is the same property as that conveyed to the Mortgagor by deed from Ralph Massey dated October 31, 1969 and recorded in the R. M. C. Office for Greenville County in Deed Book 879 at Page 21.

The Mortgagee's address is P. O. Box 544, Travelers Rest, South Carolina 29690.

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 heireinabove 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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