

GREENVILLE S.C.
FILED
MAY 5 3 42 PM '83
DONNIE S. LAWRENCE
R.M.C.

MAIL TO: Fred Gosnell
Route # 3
Greer, South Carolina 29651

BOOK 1605 PAGE 473

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, We, Ronnie Massingale and Wanda Massingale
(hereinafter referred to as Mortgagor) is well and truly indebted unto Fred W. Gosnell

(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 Thousand and no/100**
Dollars (\$ 20,000.00) due and payable

in monthly installments of Two Hundred Ten and 65/100 (\$210.65) for the term of twenty-five years with first payment being due and payable one month from date.
with interest thereon from date at the rate of 12% per centum per annum, to be paid: included in monthly installments.

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, located about four miles northwest of Greer, South Carolina in O'Neal Township, being a part of Tract No. 1 of plat of George T. Brown Estate by H. S. Brockman, Surveyor, dated March 22, 1949 and being shown as lot marked "out" on plat of property made for Melvin Gelola Wilbanks by H. S. Brockman, surveyor, dated November 3, 1966 and has the following metes and bounds according to last mentioned plat. (Plat Book GGG, page 489).

BEGINNING on the North side of road that leads into Valley Lane Road at corner of Jess Hindman lot (deed book 909 page 178) and runs thence with Hindman Lot (lot No. 3 on said plat) N. 2-25 W. 94.6 feet to iron pin on line of Lot No. 2; thence S. 85-30 W. 142.9 feet to an iron pin on line of property now or formerly of William S. Benson; thence with Benson line, S. 6-15 E. 94.6 feet to North side of said road; thence with North side of said road N. 85-30 E. 136.6 feet more or less to the beginning corner, bounded on the South by said road, on the east by Jess Hindman, on the North by lands formerly of Jerralle J. Larke and Louise G. Larke, being conveyed to Jess Hindman and on the west by William S. Benson.

This is the same property conveyed to Ronnie Massingale and Wanda Massingale by deed of Fred W. Gosnell on May 5, 1983 and recorded in Deed Book 1187 at page 741 in the R.M.C. Office for Greenville County on May 5, 1983.

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NO RECENT SURVEY

STATE OF SOUTH CAROLINA
DOCUMENTARY
STAMP
TAX \$ 00.00

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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