

DEC 22 11 19 AM 1961

MORTGAGE OF REAL ESTATE

BOOK 877 PAGE 423

OLLIE F. SOUTH

R. M. C. TO ALL WHOM THESE PRESENTS MAY CONCERN.

WHEREAS, We, Kenneth Clarence Messer, and Shelby Jean Messer, jointly and severally, are

(hereinafter referred to as Mortgagor) is well and truly indebted unto

Julius D. Green, Jr., and Parie J. Green,

(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

Four Thousand Dollars (\$ 4,000.00) due and payable

in successive equal annual instalments of Four Hundred (\$400.00) Dollars each, first instalment due and payable on the 19th day of December, 1962, and an instalment on the 19th day of December of each succeeding year thereafter until said principal sum is paid in full,

with interest thereon from date at the rate of six per centum per annum, to be paid: annually

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 Butler Township,

on the Southern side of S. C. Highway No. 296, and on the West side of a county road, and having the following metes and bounds, according to a plat made by C. O. Riddle, March 31, 1958, to wit:

BEGINNING at a point at the intersection of the roads or highways aforesaid, and running thence along said county road S. 31-30 W. 658.3 feet to a point; thence continuing with said county road, S. 33-30 W. 937.2 feet to an iron pin or point in said road, 17 feet from an iron pin on the West side of said road; thence N. 62-30 W. 17 feet to said pin, and continuing on said course along line of J. P. Verdin land 438.4 feet (a total of 455.4 feet) to an iron pin; thence N. 24-30 E. along another line of said Verdin land, 100 feet to an iron pin on the Southern side of said S. C. Highway No. 296; thence with said highway in an easterly direction to the beginning point, and containing approximately 1 1/2 acres, be the same more or less.

The above described property is the same conveyed to us by deed of Clarence H. Messer and Alma Messer, on even date herewith, to be recorded, and being a part of the land conveyed to said grantors by deed of Edward H. Roberts, et al., under date of April 5, 1958, and recorded in the R.M.C. Office for Greenville County in Deed Book 595 at page 535.

The amount of insurance to be carried on the building (s) on the above property, in favor of the mortgagees herein, shall always be at least in the amount of the unpaid balance of the mortgage debt secured hereby.

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

Satisfied and paid in full this 19th day of July 1966.
Julius D. Green Jr.
Parie J. Green mortgagee

Witness James A. R. Pope
James A. R. Pope

SATISFIED AND CANCELLED OF RECORD
19 DAY OF July 1966
Ollie F. South
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 7:30 O'CLOCK A. M. NO. 2102

See Deed Book 595 p. 535