

MORTGAGE OF REAL ESTATE—Offices of MANN & MANN, Attorneys at Law, Greenville, S. C.

BOOK 992 PAGE 83

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Clarence H. Messer and Alma Messer

(hereinafter referred to as Mortgagor) is well and truly indebted unto Grady W. Brown

(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 Two Thousand and No/100-----

----- Dollars (\$ 2,000.00) due and payable
Five Hundred and No/100 Dollars (\$500.00) on principal each year after date,
with the privilege to anticipate payment of part or all on any regular annual
payment date, together

with interest thereon from date at the rate of six (6%) 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 both sides of South Carolina Highway No. 296, and on the northwest side of a county road, containing 24.55 acres, as shown on plat made by C. O. Riddle, March 31, 1958 and having according to said plat the following metes and bounds, courses and distances, to-wit:

BEGINNING at a point in the center of South Carolina Highway No. 296, where a county road intersects, thence with the center of said county road S. 31-30 W.658.3 feet to a point; thence continuing with the center of said road S. 33-30 W.937.2 feet to a point corner of property of J. P. Verdin; thence with the line of said property N. 62-30 W. 455.4 feet to an iron pin; thence turning and continuing with the line of the Verdin property and crossing highway No. 296, N. 24-30 E. 2,352.6 feet to an iron pin corner of property of Mrs. Broadess A. Roberts; thence with the line of said property S. 10-52 E. 1101.3 feet to an iron pin in the center of South Carolina Highway No. 296; thence with the center of said highway N. 50-37 E. 110.5 feet to the beginning corner, LESS however fifteen (15) acres, more or less, conveyed to Kenneth Clarence Messer and Shelby Jean Messer by deed recorded in the R. M. C. Office for Greenville County in Deed Book 689 at page 48 and also LESS a lot conveyed to Alma Jean Messer by deed recorded in the R. M. C. Office for Greenville County in Deed Book 721 at page 13.

The above described property is part of the same conveyed to us by Edward H. Roberts, et al, by deed dated April 5, 1958 and recorded in the R. M. C. Office in Deed Book 595 at page 535.

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.

*Paid and satisfied in full this 18th day of
October 1967.*

Grady W. Brown

Witness Thomas U. Greene

Judy R. Urso

SATISFIED AND CANCELLED OF RECORD

19 DAY OF Oct. 1967

Ollie Farnsworth

R. M. C. FOR GREENVILLE COUNTY, S. C.

AT 9:27 O'CLOCK A. M. NO. 11420