LAW OFFICES OF BRISSEY, LATHAN, FAYSSOUX, SMITH & BARBARE, P.A., GREENVIL MORTCAGE OF REAL ESTATE MORTGAGE OF REAL ESTATE STATE OF SOUTH CAROLINA 4 35 PH 190 ALL WHOM THESE PRESENTS MAY CONCERN. COUNTY OF GREENVILLE

WHEREAS,

Kenneth L. Cassell

(hereinafter referred to as Mortgagos) is well and truly indebted unto Louise P. Smith and Annette Peden Hammer

(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 Forty Five Thousand and No/100

Dollars (\$ 45,000.00) due and payable

as set out in promissory note of even date

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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, the Mortgagee's heirs, 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

All those certain pieces, parcels, lots or tracts of land situate, lying and being in Fairview Township, Greenville County, South Carolina, approximately three miles southwest of the Town of Fountain Inn, known and designated as Tracts Nos. 12, 13 and a portion of No. 11 as shown on plat made by Paul Clark, Surveyor, dated September 4, 1961, and recorded in the RMC Office for Greenville County in Plat Book YY at Page 21, and having the following metes and bounds, to-wit:

Beginning in the center of Neely Ferry Road at the joint front corner of tracts 13 and 14 and running thence S. 67 E. 242.3 feet to an iron pin, joint rear corner of tracts 13 and 14; thence S. 6-00 E. 200 feet to an iron pin; thence S. 6-00 E. 210 feet to an iron pin; thence S. 6-00 E. 82 feet to an iron pin; thence S. 87-06 W. to center of Neely Ferry Road; thence N. 42 E. 565 feet to a point; thence N. 37 E. 150 feet to a point; thence N. 30 E. 150 feet to point of beginning.

This being the same property conveyed to Mortgagor by deed of Louise P. Smith and Annette Peden Hamer of even date, to be recorded herewith.

Mortgagee's Address: 100 Balle St. Juneur, 5.C. 29360

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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 is 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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