

JUN 30 2 54 PM '72

STATE OF SOUTH CAROLINA OLLIE FARNSWORTH MORTGAGE OF REAL ESTATE  
COUNTY OF GREENVILLE R. M. C.

To All Whom These Presents May Concern:

Whereas Stanley Masters and Susanna R. Masters

(hereinafter referred to as Mortgagor) is well and truly indebted unto The Peoples National Bank of Simpsonville, South Carolina

(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

SIX THOUSAND SEVEN HUNDRED SIXTEEN AND 40/100-----Dollars (\$ 6,716.40 ) due and payable

in sixty (60) installments of One Hundred Eleven and 94/100 (\$111.94) Dollars, commencing on the 5th day of August, 1972

with interest thereon from date at the rate of 5% per centum per annum to be paid in advance.

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 hereof, 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 Austin Township, being known and designated as Lot #45 in the Subdivision known as Forest Park, Simpsonville, South Carolina, plat of said Subdivision being recorded in Plat Book "EE", at Page 64 and 65 in the Greenville County R.M.C. Office, and having such notes and bounds as shown thereon.

This mortgage is second and junior in lien to mortgage in favor of The Peoples National Bank, Simpsonville, South Carolina, recorded in the R.M.C. Office for Greenville County, South Carolina, in REM Volume 1188, at Page 101.

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 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.