

FILED
GREENVILLE CO. S. C.

BOOK 1266 PAGE 485

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

FEB 12 1 23 PM '73

MORTGAGE OF REAL ESTATE

REGULATION NO. 1
COMPLIED WITH
FILED

DOHNIE S. TANKERSLEY TO ALL WHOM THESE PRESENTS MAY CONCERN:
R.H.C.

WHEREAS, CHARLES R. KLASSEN AND MARTHA M. KLASSEN

(hereinafter referred to as Mortgagor) is well and truly indebted unto Southern Bank and Trust Co.,
Williamston Branch, Greenville, S. C.

(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-three Hundred, ninety-six and 68/100ths

----- Dollars (\$ 4,396.68) due and payable

as set forth in said note.

with interest thereon from date at the rate of SEVEN (7) per centum per annum, to be paid: monthly

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 grant-
ed, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the Mortgagee, his successors and as-
signs:

"ALL that certain place, 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, containing 6.27 acres, more or less,
according to a survey by G.A. Ellis, Surveyor, dated June 10, 1946, and
having the following courses and distances:

BEGINNING at the Eastern corner of Lot No. 7 on the North side
of Pearson Rd., and running thence N.5-30E.780 ft. to corner of Lot No.
7; thence S.83-00 W.256 feet to an iron pin; thence S.24-30E.595 feet
to Pearson Road; thence S.67-00 E. 620 ft. to the beginning.


STATE OF SOUTH CAROLINA)

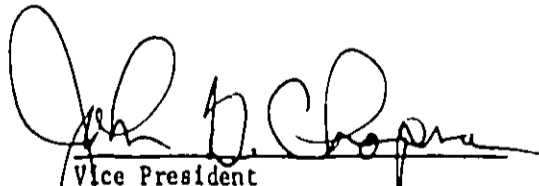
AFFIDAVIT

COUNTY OF GREENVILLE)

PERSONALLY appeared before me John G. Chapman who being duly sworn says that
revenue stamps have been placed on the promissory note secured by the within real
estate mortgage.

SWORN to before me this 8th
day of February, A. D., 1973

 (Seal)
Notary Public for S. C.
My commission Expires 12/19/79


Vice President

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or ap-
pertaining, 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.