

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN: CHARLES R. KLASSEN AND MARTHA M. KLASSEN

(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto SOUTHERN BANK & TRUST COMPANY

(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 SEVEN HUNDRED FORTY-FOUR AND 08/100 DOLLARS (\$ 4,744.08 ).

due and payable

in 36 consecutive monthly payments of \$131.78 each to be applied first to interest, which has been added to the principal above and then to principal with the first payment being made on August 15, 1977 and continuing on the 15th day of each and every month until paid in full.

with interest thereon from date at the rate of seven <sup>(7%)</sup> per centum per annum, to be paid: as stated above.

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, on the northern side of Pearson Road, containing 5.27 acres, more or less, according to a survey dated June 10, 1946, less a survey made by Russell and Axon, Engineers made August 8, 1975, and having, according to said plats, the following metes and bounds, to wit:

BEGINNING at a point in the center, more or less, of Pearson Road, which point is S. 01-20 W. 38.3 feet from an iron pin on the Northerly side of said road and running thence N. 01-20 E. 337 feet with the line of lot conveyed by the Mortgagors to John H. Ford, Jr. to an iron pin; thence still with the line of said lot N. 86-48 W. 104.7 feet to an iron pin on the old line; thence N. 05-30 E. 378 feet to the corner of Lot No. 7; thence S. 38-00 W. 256 feet to an iron pin; thence S. 24-30 E. 595 feet to an old railroad spike in the center, more or less, of Pearson Road; thence with the center, more or less, of said road S. 67-00 W. 473.1 feet to a point, in the center of said road, the point of beginning; being the same lot of land conveyed to the Mortgagor by the Deed of Samuel Pearson recorded in Deed Book 967, at Page 158, less one acre conveyed by the Mortgagor to John H. Ford, Jr. on August 21, 1975, recorded in Deed Book 1023, at Page 107.

The above described property is conveyed subject to any and all easements, rights-of-way, protective covenants or restrictions of record.



Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or 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 and any other equipment or 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.

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