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MORTGAGE OF REAL ESTATE—Offices of Odelbi-Foarnashiopph & Mann, Attorneys at Law, Greenville, S.Q.R. 1201 PAGE 551

R. M. C.

STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN.

WHEREAS, KENNETH CLARENCE MESSER AND SHELBY JEAN MESSER

(hereinaster referred to as Mortgagor) is well and truly indebted unto JULIUS D. GREEN, JR.

(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 Five Hundred and No/100ths

Dollars (\$ 2,500.00) due and payable

\$250.00 one (1) year from date and a like payment on the same day each and every year thereafter

\$250.00 one (1) year from date and a like payment on the same day each and every year thereafte until paid in full, with interest thereon at the rate of eight per cent (8%) per annum to be computed and 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 Mortgagoe at any time for advances made to or for his account by the Mortgagoe, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagoe 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 Mortgagoe, 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 the southern side of S.C. Highway No. 296, and on the west side of a county road, and having the following metes and bounds, according to a plat made by C. O. Riddle, March 31, 1958, to-wit:

BEGINNING at a point at the intersection of the roads or highways aforesaid, and running thence along said county road, S. 31-30 W. 658.3 feet to a point; thence continuing with said county road, S. 33-30 W. 937.2 feet to an iron pin or point in said road, 17 feet from an iron pin on the west side of said road; thence N. 62-30 W. 17 feet to said pin, and continuing on said course along line of J. P. Verdin land 438.4 feet (a total of 455.4 feet) to an iron pin on the southern side of said S.C. Highway No. 296; thence with said highway in an easterly direction to the beginning point, and containing approximately 15 acres, be the same more or less.

LESS: approximately 1.48 acres more or less of the above described property conveyed by Kenneth Clarence Messer and Shelby Jean Messer to Sherven Messer and Brenda W. Messer by deed dated January 11, 1966, and recorded in the R.M.C. Office for Greenville County in Deed Book 792, page 107.

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 Mortgagoe forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.