

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE GREENVILLE CO. S. C. MORTGAGE OF REAL ESTATE

FILED
JUN 21 1 09 PM '74 TO ALL WHOM THESE PRESENTS MAY CONCERN:

DONNIE S. TANKERSLEY
WHEREAS, WE, JOHN A. MESSER, III, DOUGLAS G. MESSER, ALAN M.
MESSER, WINIFRED N. MESSER AND JOHN A. MESSER, JR.

(hereinafter referred to as Mortgagor) is well and truly indebted unto
DR. RALPH J. BROWN

(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 Four Hundred Forty and 26/100ths Dollars (\$4,440.26) due and payable
in full on November 30, 1974

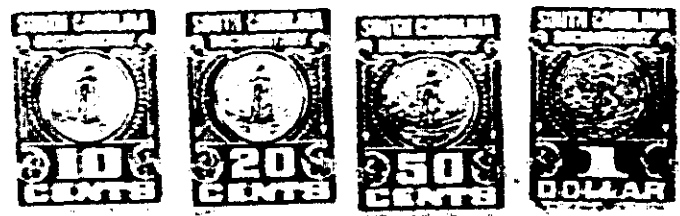
with interest thereon from date at the rate of 7 1/2 per centum per annum, to be paid: / semi-annually

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 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, Chick Springs Township, near the
City of Greer, on the northeast side of the Buncombe Road and on the
north side of the P & N Railroad, and being shown and designated on
a survey entitled "Property of Mac's Fuel Oil Service, Inc.", dated
April 23, 1973, by H. S. Brockman, Surveyor, and according to said
plat having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northeast side of Buncombe Road, joint
front corner with other properties of Mac's Fuel Oil Service, Inc.,
and running thence, N. 57-00 E. 400 feet to an iron pin, corner of H.
P. McManus property; thence, S. 33-00 E. 324 feet to an iron pin;
thence along and with P & N Railroad right of way the following
courses and distances: N. 87-05 W. 100 feet, S. 88-55 W. 100 feet,
S. 84-55 W. 100 feet, S. 80-55 W. 100 feet, S. 77-35 W. 58 feet to an
iron pin on the northeast side of Buncombe Road; thence along and with
Buncombe Road, N. 33-00 W. 100 feet to the point of beginning.



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.

5470

4328 RV.2