

FILED
GREENVILLE CO. S. C.

BOOK 1159 PAGE 263

JUN 29 8 45 AM '70

MORTGAGE OF REAL ESTATE—Offices of Love, Thornton, Arnold & Thomason, Attorneys at Law, Greenville, S. C.

OLLIE FARNSWORTH
R. M. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

R. C. Ayers, Sr. (hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto Carl L. Putman

(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

Thousand Four Hundred Thirty-Three & 33/100 DOLLARS (\$ 1,433.33),
June 26, 1971

with interest thereon from ~~2%~~ at the rate of six per centum per annum, said principal and interest to be repaid:

three years after date or upon sale of house to be constructed upon said lot, whichever shall first occur. Interest shall 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 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, being shown as Lot 6 on plat of Samuel Townes Holland Property recorded in Plat Book MM at page 192 in the RMC Office for Greenville County, and having according to said plat the following metes and bounds:

Beginning at an iron pin in the center of a County road and Highway 142 and running thence with the center of S. C. Highway 142, S 45-17 W 184 feet to an iron pin at corner of Lot 7; thence with line of Lot 7, N 39-48 W 238 feet to an iron pin at rear corner of Lot 5; thence with line of Lot 5, N 45-17 E 184 feet to an iron pin in center of a County road; thence with the center of the road, S 39-48 E 238 feet to the point of beginning.

This mortgage is given to secure the unpaid portion of the purchase price.

The mortgagee agrees to subordinate this mortgage to a construction loan and further agrees that this mortgage will be payable upon the sale of the house to be constructed upon said lot or three years after date, whichever shall first occur.

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.

FOR SATISFACTION TO THIS MORTGAGE SEE
SATISFACTION BOOK 1 PAGE 477

SATISFIED AND CANCELLED OF RECORD

28 D. July 19 71
Ollie Farnsworth

R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 11:58 O'CLOCK A. M. NO. 2788

*a Re-Record: Subordination Agreement. R.E.M. Book 1180 page 46. dated 2-26-71.
For Subordination Agreement to this Mortgage see R.E.M. Book 1180 page 03*