MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

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WHEREAS, Raymond E. Putman

(hereinafter referred to as Mortgagor) is well and truly indebted unto Bank of Travelers Rest, Post Office Box 485, Travelers Rest, S. C. 29690

(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 One Hundred Fifty Thousand and No/100---------- Dollars ($ 150,000.00) due and payable in accordance with the terms of said promissory note;

with interest thereon from date at the rate of 13.75% 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 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 situate, lying and being in the State~~

ALL that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, on the eastern side of Dorchester Blvd., being shown as 0.631 acres on plat prepared by Dalton & Neves Co., Inc., Engineers, dated December, 1983, entitled "Property of Raymond E. Putman", said plat being recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 10-L at page 72, reference to which is hereby made for a more complete description by metes and bounds.

This is a portion of the property conveyed to Raymond E. Putman by Sallie C. Huguenin by deed recorded in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 1200, at page 387, on November 14, 1983.

At the option of the mortgagee, the indebtedness secured hereby shall become due and payable if the mortgagor shall convey the mortgaged premises or if the title thereto shall become vested in any other person or party for any other reason whatsoever.

STATE OF SOUTH CAROLINA
DOCUMENTARY TAX COMMISSION
STAMP TAX 60.00

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 heireinabove 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.

GREENVILLE OFFICE SUPPLY CO. INC.

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