

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY COME

WHEREAS, Kathryn Lynn Tate Putnam

hereinafter referred to as Mortgagor) is well and truly indebted unto Morton Fehl McArthur and Betsy R. McArthur

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 Five Thousand, Five Hundred & No/100ths

Dollars (\$ 5, 500. 00) due and payable

in 68 equal monthly installments of \$100.00 beginning December 1, 1974, and continuing on the same day of each month thereafter until paid in full.

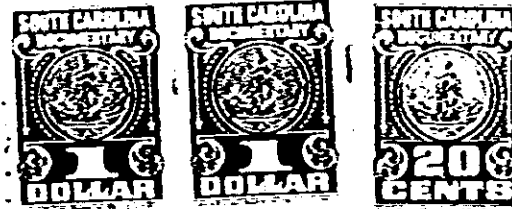
with interest thereon from December, 1974 at the rate of eight (8%) per centum per annum, to be paid: as stated above

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 Southwestern side of Richbourg Drive, near the City of Greenville, County of Greenville, State of South Carolina, in Chick Springs Township being known and designated as a portion of Lot No. 1 as shown on plat entitled "Property of Fred Soentgen" dated November, 1950, prepared by Dalton & Neves, R. S., and recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book T at page 317, and having according to said plat the following metes and bounds:

BEGINNING at an iron pin on the Southwestern side of Richbourg Drive at the joint front corner of Lots Nos. 1 and 2 and running thence with the line of Lot No. 2, S. 42-56 W. 200 feet to an iron pin; thence a new line through Lot No. 1, N. 50-40 W. 111.5 feet to an iron pin in the line of Tract No. 14; thence with the line of Tract No. 14, N. 43-00 E. 200 feet to an iron pin on the Southwestern side of Richbourg Drive at the joint front corner of Tract No. 14 and Lot No. 1; thence with the Southwestern side of Richbourg Drive S. 50-40 E. 111.5 feet to the point of Beginning and being the same property conveyed to Grantor by Deed of Duke Power Company, dated April 2, 1973, and recorded in Deed Book 971 at page 557 of the Greenville County Registry.



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

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