

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE
JUN 27 3 16 PM '83
DONNELL S. SLEY
REC.

MORTGAGE OF REAL ESTATE

BOOK 1613 PAGE 267

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, MAVIS O'SHIELDS

(hereinafter referred to as Mortgagor) is well and truly indebted unto CARL L. PUTNAM

(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 Eight Thousand One Hundred and No/100-----
-----Dollars (\$ 8,100.00-----) due and payable

\$176.12 per month beginning August 1, 1983 with the final payment being due and payable on or before July 1, 1988.

with interest thereon from _____ date _____ at the rate of eleven (11) 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, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, near Simpsonville, shown as 3.01 acres on plat entitled "Survey for Mavies O'Shields", by James L. Strickland, RLS, and recorded in the RMC Office for Greenville County in Plat Book 9R, Page 113, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a nail and cap in the center line of New Harrison Bridge Road, approximately 1441 feet + from Fairview Road, and going along the center line of said New Harrison Bridge Road, N 77-34 W 200.00 feet to a nail and cap in the center of said road; thence turning and going in a northeasterly direction from said road, N 26-57-30 E 845.0 feet to an iron pin, in a branch; thence turning and running with the branch the traverse line, S 56-49 E 31.0 feet to a point; thence continuing with said branch the traverse line, S 46-29 E 104.45 feet to an iron pin; thence turning and running along joint line of Myra O'Shields property, S 22-15 W 764.5 feet to a nail and cap in the center line of said New Harrison Bridge Road, being the point of beginning.

Being the same property conveyed to the Mortgagor herein by deed of Carl L. Putnam to be recorded of even date herewith.

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STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
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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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