

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

JOHNIE S. TAYLOR, MORTGAGEE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN.

WHEREAS, Madalyn Putnam

hereinafter referred to as Mortgagor) is well and truly indebted unto

The Caine Company

(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 Two Thousand and no/100

Dollars \$ 2,000.00 due and payable

thirty (30) days from date, with no interest. It is the intention of the parties that this mortgage be satisfied from the proceeds of the sale of this property, and should such sale close after the 30 days specified herein, the indebtedness shall accrue interest

from date at the rate of eight per centum per annum, to be paid on demand.

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, at the Northwestern corner of the turn of Stone Lake Drive, being shown as Lot 44 on a plat of Section 3

of Stone Lake Heights, recorded in Plat Book EE, at page 97, and described as follows:

BEGINNING at an iron pin on the Northern side of Stone Lake Drive, at the corner of Lot 45, and running thence with the line of said lot, N. 16-69 W. 213.1 feet to an iron pin in line of Lot 15; thence with the line of said lot, N. 73-16 E. 124.4 feet to an iron pin on Stone Lake Drive; thence with the curve of the Western side of Stone Lake Drive, the chords of which are S. 58-15 E. 60 feet; S. 28-19 E. 43 feet, S. 18-19 E. 103 feet and S. 27-41 W. 39.7 feet; thence continuing with the Northern side of Stone Lake Drive, S. 73-40 W. 150 feet to the beginning corner.

This mortgage is junior in rank to that certain mortgage held by Fidelity Federal Savings and Loan Association in the original amount of \$30,000.00, which is of record in the R. M. C. Office for Greenville County in Mortgage Book 1318, at page 623.

5.80



Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, 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.

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