

MORTGAGE OF REAL ESTATE — SOUTH CAROLINA

This Mortgage made this 18th day of August, 1960, between  
Witchard Carver & Donnie Carver

called the Mortgagor, and Wise Homes, Inc. of Spartanburg, hereinafter called the Mortgagee.

WITNESSETH

WHEREAS, the Mortgagor in and by his certain promissory note in writing of even date herewith is well and truly indebted to the Mortgagee in the full and just sum of Forty Nine Hundred Forty Six & 40/100 Dollars (\$ 4946.40 ), with interest from the date of maturity of said note at the rate set forth therein, due and payable as follows: in equal monthly installments of \$ 68.70 commencing on the 5th day of December, 1960, and a like amount on the 5th day of each successive month thereafter until the whole of said indebtedness is paid.

NOW THEREFORE, the Mortgagor, in consideration of the said debt and sum of money aforesaid, and for better securing the payment thereof, according to the terms of the said note, and also in consideration of the further sum of \$3.00 to him in hand paid by the Mortgagee at and before the sealing and delivery of these presents hereby bargains, sells, grants and releases unto the Mortgagee, its successors and assigns, the following described real estate situated in Greenville County, South Carolina:

All that piece, parcel or tract of land in Saluda Twp. Greenville County, State of South Carolina, lying on the north side of S. C. Highway No. 11 and containing Five Acres, more or less, and having the following Metes and Bounds: Beginning at a nail and cap in Highway No. 11 and running thence over an iron pin on North R. O. W. line of road N. 71-30 W. 191.4 feet to Stone, O.M.; thence N. 22-38 W. 365 feet to Stone, O.M.; thence N.88-00 W. 382 feet to iron pipe, N. M.; thence with a new line S. 15-00 E 588 feet to a nail and cap in S. C. Highway No. 11, marked by iron pipe on R.O.W. Line; thence a long center line of Highway as property Line N.75-00 E. 400 feet to nail and cap at point of Curve of Highway; thence N. 71-40 E. 170 feet to beginning corner. This tract of land is part of the same land conveyed to Jackie Gosnell and Dorothy Gosnell by Lynell Peterson and John Peterson on March 3, 1956 and is recorded in R. M. C. Office of Greenville County in Vol 547, Page 99.

FOR A MORE COMPLETE DESCRIPTION:

Beginning at a nail and cap in Highway No. 11, the most southeasterly corner of the Donnie Carver five acre tract (formerly the Jackie Gosnell and Dorothy Gosnell land), common corner of the Henry Tramell land (now of formerly) in the line of the Sam Gosnell land, and runs thence from the said point of beginning with the Old Henry Tramell line, crossing over and iron pin on the North right-of-way line of said road N 71-30 W 191.40 feet to a stone, common corner of the Henry Tramell land, thence with the Tramell line N 22-38 W 365.00 feet to a stone, thence N 88-00 W 382.00 feet to an iron stake in the northerly line of the Donnie Carver land (formerly Jackie Gosnell and Dorothy Gosnell), thence a new line S 15-00 E 588.00 feet to a nail and cap in S. C. Highway No. 11, thence along the centerline of said highway N 75-00 E 400. feet to a nail and cap at point of curve of Highway; thence N 71-40 E 170 feet to the point of beginning, and being the same tract of land as conveyed to Donnie Carver and her Heirs and Assigns Forever, by Deed Book 589, Page 342 and Recorded in the R. M. C. Office of Greenville County, S. C.

Together with all and singular the rights, members, hereditaments and appurtenances to the said premises belonging, or in anywise incident or appertaining, or that hereafter may be erected or placed thereon.

TO HAVE AND TO HOLD all and singular the said premises unto the Mortgagor, its successors and assigns forever.

The Mortgagor covenants that he is lawfully seized of the premises hereinabove described in fee simple absolute, that he has good right and lawful authority to sell, convey, or encumber the same, and that the premises are free and clear of all liens and encumbrances whatsoever. The Mortgagor further covenants to warrant and forever defend all and singular the premises unto the Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

The Mortgagor covenants and agrees as follows:

1. To pay all sums secured hereby when due.
2. To pay all taxes, levies and assessments which are or become liens upon the said real estate when due, and to exhibit promptly to the Mortgagee the official receipts therefor.
3. To provide and maintain fire insurance with extended coverage endorsement, and other insurance as Mortgagee may require, upon the buildings and improvements now situate or hereafter constructed in and upon said real property, in companies and amounts satisfactory to and with loss payable to the Mortgagee; and to deliver the policies for such required insurance to the Mortgagee.
4. In case of breach of covenants numbered 2 or 3 above, the Mortgagee may pay taxes, levies or assessments, contract for insurance and pay the premiums, and cause to be made all necessary repairs to the buildings and other improvements, and pay for the same. Any amount or amounts so paid out shall become a part of the debt secured hereby, shall become immediately due and payable and shall bear interest at the highest legal rate from the date paid.

Form 115

Satisfied and paid in full January 24, 1967.  
James Talcott Inc.  
By James T. Porter  
Witness - Annette Hunt  
Barbara Cochran

SATISFIED AND CANCELLED OF RECORD  
6 DAY OF Feb. 1967  
Ellie Farnsworth  
R. M. C. FOR GREENVILLE COUNTY, S. C.  
AT 10:32 O'CLOCK A. M. NO. 18998

James Talcott, Inc.  
Aug. 62  
106  
2/25