

MORTGAGE OF REAL ESTATE GREENVILLE CO. S. C.

STATE OF SOUTH CAROLINA COUNTY OF MORTGAGE OF REAL ESTATE

APR 27 9 20 AM 1970 OLLIE FARNSWORTH R. M. C.

To All Whom These Presents May Concern:

Whereas: I, C. W. CARTEE, 113 Belvue Rd., Greenville, S. C., 29609

(hereinafter referred to as Mortgagor) is well and truly indebted unto POLLY ANN P. BARNETT, of 2342 Shamrock Drive, Decatur, Ga., 30032

(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

Three Thousand Five Hundred & No/100 - - - - Dollars (\$ 3,500.00 ) due and payable in monthly installments of \$50.00 each beginning May 25, 1970

with interest thereon from date at the rate of seven per centum per annum to be paid: annually

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: mortgagor will pay as such become due

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, her 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, in the Piedmont Park community, Tax District 277, near the City of Greenville and having the following metes and bounds:

BEGINNING at an iron pin on the east side of Maple Drive, now known as Maplecroft Drive, at the joint corner of a lot originally designated as No. 12 and thence along the joint line S 83-25-E 229 feet to an iron pin; thence N 6-42 E 20.4 feet to an iron pin; thence N 83-22 W 61.1 feet to an iron pin; thence N 6-32 E 79.5 feet to an iron pin; thence N 83-25 W 168.1 feet to an iron pin in the east side of Maple Drive; thence along that Drive S 6-35 W 100 feet to the beginning.

The original plat of this lot, recorded in Plat Book F at page 290 in the R. M. C. Office shows this property as lot No. 13. The County Block Book reference is Page P 27, Sec. 6, Lot 18.

This is the same property conveyed to me by Polly Ann P. Barnett and this instrument is a purchase money mortgage.

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, her 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.

Paid in full & satisfied this 23rd day of July 1970.

Polly Ann P. Barnett

In the presence of: David H. Wilkins Genobia C. Hall

SATISFIED AND CANCELLED OF RECORD 3 DAY OF Aug 19 70 Ollie Farnsworth R. M. C. FOR GREENVILLE COUNTY, S. C. AT 4:01 O'CLOCK P. M. NO. 2700