

MORTGAGE OF REAL ESTATE -

S. C.

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STATE OF SOUTH CAROLINA
COUNTY OF Greenville

5:55 AM '81
MORTGAGE OF REAL ESTATE
ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, CALVIN L. MASON

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

SEVEN THOUSAND NINE HUNDRED THIRTY AND NO/100----- Dollars (\$7,930.00--) due and payable

In monthly installments of \$113.77, due and payable the first day of each month for ten (10) years or until debt is paid in full, the first payment being due February 1, 1981; the mortgagor having the privilege of paying off the existing debt at any time without penalty,

with interest thereon from date at the rate of 12.00 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

ALL that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, Fairview Township, near Fairview Road, near the Town of Simpsonville, and near Unity Baptist Church, as shown on plat prepared by J. W. Eaton, Jr., R.L.S., on February 15, 1975, and by a more recent plat of "Survey for Carl L. Putnam," prepared by C. O. Riddle, R.L.S. #1347, on December 15, 1980, recorded in the RMC Office for Greenville County in Plat Book 8-5 at page 87, and having, according to the more recent plat, the following metes and bounds, to-wit:

BEGINNING at a point in the middle of a dirt road and running S. 11-26 W. 25.0 feet to an iron pin; thence continuing S. 11-26 W. 700.68 feet to an iron pin; thence turning and running along the Coble property N. 73-2.3 W. 200.50 feet to an old iron pin; thence turning and running along the Alvin R. Chappell line N. 11-26 E. 693.85 feet to an old iron pin; thus continuing N. 11-26 E. 25.0 feet to a point in the middle of the dirt road; thence turning and running along the middle of said road S. 75-20 E. 200 feet to the point of BEGINNING.

This is the same property conveyed to the mortgagor by deed of Carl L. Putnam and Dorothy B. Putnam, to be recorded of even date herewith.

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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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