

GR... MORTGAGE OF REAL ESTATE -

NO. 1532 41648

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

FEB 17 10 07 AM '81  
GREENVILLE  
R.H.C.  
ANKERSLEY

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, PUTNAM ENTERPRISES, INC.

(hereinafter referred to as Mortgagor) is well and truly indebted unto SOUTHERN BANK AND TRUST, FOUNTAIN INN, SC

(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

TWENTY-SIX THOUSAND AND NO/00-----Dollars (\$26,000.00) due and payable

In sixty (60) equal monthly payments of \$664.73 with the first payment due April 1, 1981 and every 30 days thereafter

with interest thereon from date at the rate of 18.00--- 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 Greenville, on the easterly side of Fairview Road, being shown and designated as 0.42 acre, more or less, on plat for Carl L. Putnam, dated January, 1981, prepared by W. R. Williams, Jr., P.E. & L.S. No. 3979, and having, according to said plat, the following metes and bounds:

BEGINNING at an iron pin on the eastern side of Fairview Road and running thence along said road N. 1-58 W. 81.2 feet to an iron pin; thence turning and running N. 89-07 E. 169.8 feet to an iron pin; thence turning and running S. 0-53 E. 100.0 feet to an old iron pin on Highway 418; thence turning and running along said Highway S. 78-30 W. 120.0 feet to a nail and bottle cap at the intersection of Hwy. 418 and Fairview Rd.; thence with said intersection N. 51-46 W. 64.86 feet to an iron pin, being the point of BEGINNING.

This is the identical property conveyed to the mortgagor by deed of Carl L. Putnam, to be recorded of even date herewith. This is also the identical property conveyed to the mortgagor by prior deed of Lindsay J. Forrester and Quentin O. Ball, recorded in the RMC Office for Greenville County in Deed Book 1133 at page 890 on September 19, 1980.

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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