61.1519 44.769

STATE OF SOUTH CAROLINA CREEK WY MORTGAGE OF REAL ESTATE Greenville COUNTY OF 4 30 PH 18 to ALL WHOM THESE PRESENTS MAY CONCERN

> DONNIE S. TANKERSLEY R.M.C

WHEREAS,

CARL L. PUTNAM AND DOROTHY B. PUTNAM

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

SOUTHERN BANK AND TRUST COMPANY

(hereinafter referred to as Mortgagoe) 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

SEVENTEEN THOUSAND SIX HUNDRED NINETY-FIVE AND 44/00 ----- Dollars (\$ 17,695.44) due and payable in:

Eighty-four equal monthly installments of \$210.66, the first payment being due September 15, 1981.

WHEREAS, the Mortgagor may bereafter 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, Fairview Township, on and near Fairview Road, near the Town of Simpsonville, and near Unity Baptist Church, as shown on plats prepared by J.W. Eaton, Jr., R.L.. on September 28, 1974 and February 15, 1975, and further described as follows:

BEGINNING at an iron pin near creek at the joint corner with Coker and at Ford's line and running on line with Ford, S. 75-20 E. 580.8 feet to an iron pin at joint corner with Ford and at Coble's line; thence S. 74-26 W. 1329.9 feet to an iron pin at joint corner with Coble; thence N. 73-20 W. 904.2 feet to an iron pin at joint corner with Chappell; thence along line of Chappell N. 11-27 E. 718.9 feet to a point at joint corner with Chappell and at line of 50 feet access r/w, which point is located 25 feet to left of iron pin on Chappell line; thence along line of 50 feet access r/w S. 75-20 E. 361.5 feet to joint corner with another portion of tract being described (Putnam); thence running along the creek N. 8-20 E. 235.7 feet to an iron pin; thence N. 28-10 E. 155.0 feet to an iron pin; thence N. 8-32 E. 119.8 feet to an iron pin; thence N. 14-40 E. 71.0 feet to the point of the beginning.

ALSO, a 50 foot wide strip of land as access r/w from Fairview Road to Putnam property: Beginning at a point on Fairview Road at the joint corner with Coker (being 25 ft. from an iron pin in the center of 50 ft. r/w access S. 75-20 E. 801.9 feet to creek and entrance to Putnam property; thence S. 14-26 W. 50 ft. to Putnam line; thence N. 75-20 W. 807.5 feet to a point at Fairview Road and joint corner with Hendricks, being 25 feet from iron pin in center of r/w; thence along Fairview Road 50 feet to the point of beginning.

ALSO, 20 ft. wide strip of land between Unity Church cemetery and a 6.82 acre tract belonging to Putnam; Beginning at an iron pin at the r/w of Fairview Road, and running S. 67-30 E. 97.8 feet to joint corner with cemetery and Boyd; thence S. 47-57.1 E. feet to an iron pin at joint corner with Putnam and Boyd; thence S. 67-30 E. 145.4 feet to an iron pin at Fairview Road; thence N. 19-56 E. 20 feet to point of beginning.

LESS HOWEVER:

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 Unity Church, as shown on plat of "Survey for Carl L. Putnam," prepared by C.O. Riddle, RLS #1347 on Dec. 15, 1980, recorded in Plat Book 8J at page 87, in the RMC Office for Greenville County; and having,

according to said 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 turning and running along the Coble property N. 73-23 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 portion of property being approximately 3.31 acres deeded to (over)

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appartaining, 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 ruch 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, sucressors and assigns, forever.

The Mortgagor covenants that it is lawfully seized of the premises heireinabove described ir ree 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 Mortgages forever, from and rainst the Mortsagor and all persons whomsoever Iswfully claiming the same or any part thereof.