

GREENVILLE, CO. S. C.

MORTGAGE OF REAL ESTATE - Prepared by HAROLD D. HAWES, ATTORNEY AT LAW, GREENVILLE, SOUTH CAROLINA

APR 6 12 10 PM '71

BOOK 1185 PAGE 629

State of South Carolina

OLLIE FARNSWORTH
R. M. C.

COUNTY OF Greenville

To All Whom These Presents May Concern: I, Milton J. Payne,

the Mortgagor(s), SEND GREETING:

- hereinafter called

WHEREAS, the said Mortgagor(s) in and by my certain promissory note in writing, of even date with these Presents, am well and truly indebted to Etta Mae Carlton

Two Thousand Five Hundred (\$2500.00) hereinafter called Mortgagee, in the full and just sum of DOLLARS,

to be paid as follows: \$40.00 on June 1, 1971, with like monthly payments of \$40.00 on the same day of each consecutive month thereafter until entire principal is paid in full (without interest), mortgagor reserving the right to anticipate any portions or entire balance thereof at any time prior to maturity

with interest thereon from at the rate of per centum per annum, to be computed and paid

until paid in full, all interest not paid when due to bear interest at the same rate as principal, and if any portion of principal or interest be at any time past due and unpaid, the whole amount evidenced by said note to become immediately due, at the option of the holder hereof, who may sue thereon and foreclose this mortgage; and in case said note should be placed in the hands of an attorney for suit or collection the Mortgagor(s) agrees to pay all costs and expenses including a reasonable amount as attorney's fees, this to be added to the mortgage indebtedness, and to be secured under this mortgage as a part of said debt.

NOW KNOW ALL MEN, That the said Mortgagor(s), in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said Mortgagee according to the terms of the said note, and also in consideration of the further sum of Three Dollars to the said Mortgagor(s) paid by the said Mortgagee at and before the signing of these Presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold and released, and by these Presents do grant, bargain, sell and release unto the said Mortgagee, Etta Mae Carlton, heir heirs and assigns forever:

All of that parcel or lot of land in Greenville Township of Greenville County, S.C., near the City of Greenville, being the eastern rear portions of Lots Nos. 23 and 24 on a plat of Central Realty Corporation, recorded in Plat Book 8, at page 101 in the R.M.C. Office for Greenville County and plat made for the mortgagee by C.O. Riddle, Surveyor, dated May 10, 1962, revised Aug. 16, 1962, having the following courses and distances: BEGINNING on an iron pin on the margin of Nancy or Hampton Drive, corner of lot conveyed by mortgagee to Albert R. Burnett, and runs thence with the Burnett line N. 36-54 W. 115.5 feet to an iron pin on line of Lot No. 25; thence with line of Lot No. 25 N. 65 E. 62 feet to an iron pin; thence S. 25 E. 101 feet to an iron pin on margin of Nancy or Hampton Drive; thence therewith S. 47-14 W. 40 feet to the beginning.

Also, all of that other lot of land adjoining the above lot, lying on the northeast side thereof, fronting 16 feet on Nancy or Hampton Drive, and being all of that lot conveyed to the mortgagee by Harley W. and Marion T. Sloan by deed recorded in the R.M.C. Office for Greenville County in Deed Book 701, at page 324.

All of the above described property is the same as conveyed to the mortgagor by the mortgagee by deed of even date, this mortgage being given for the purpose of securing payment of the purchase price of said property.