

MORTGAGE OF REAL ESTATE—Office of Leatherwood, C. C. Todd & Mann, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

FILED GREENVILLE, S.C.

JUL 28 4 20 PM '72

ELIZABETH RIDDLE R.M.C.

MORTGAGE OF REAL ESTATE

ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, C. EVANS PUTMAN AND MARJORIE C. PUTMAN

(hereinafter referred to as Mortgagor) is well and truly indebted unto MARY ADDISON GOLDSMITH, INDIVIDUALLY AND AS EXECUTRIX AND TRUSTEE UNDER THE LAST WILL AND TESTAMENT OF WILLIAM J. GOLDSMITH, DECEASED

(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

Eighteen Thousand Four Hundred and No/100 Dollars (\$18,400.00) due and payable

in five (5) annual installments of \$3,680.00 commencing on the 28th day of July, 1973 and continuing on the same day of each year thereafter until paid in full

with interest thereon from date at the rate of 7 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:

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 piece, parcel or lot of land, situate, lying and being on the northwestern side of Quail Hill Drive, in Greenville County, Butler Township, South Carolina, being shown and designated as Lot No. 30 of Quail Hill Estates, as shown on a plat of the Property of Thomas B. Huguenin and T. F. Huguenin, Jr., prepared by Campbell & Clarkson Surveyors, Inc., dated April 24, 1969, recorded in the R.M.C. Office for Greenville County at Pat Book TTT, page 201, and having according to said plat the following metes and bounds:

BEGINNING at an iron pin on the northwestern side of Quail Hill Drive at the joint corner of Lots 29 and 30, and running thence N. 39-47 W. 282.4 feet to an iron pin; thence N. 54-13 W. 15 feet to an iron pin; thence with the line of Lot No. 31, S. 40-18 W. 270 feet to an iron pin on the northeastern side of Quail Hill Drive; thence along Quail Hill Drive S. 46-13 E. 160 feet to an iron pin; thence with the curve of Quail Hill Drive, the chord of which is S. 83-13 E. 81.7 feet to an iron pin on the northwestern side of Quail Hill Drive; thence with the northwestern side of Quail Hill Drive N. 59-47 E. 198.9 feet to an iron pin, the point of beginning.

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.