

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

GREENVILLE CO. S. C.  
FILED  
JAN 16 4 53 PM '81  
BONNIE S. TANKERSLEY  
R.M.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

104 S Main St  
Fountain Inn, SC  
29648  
BOOK 1530 PAGE 367

WHEREAS, MARK LEE PUTNAM

(hereinafter referred to as Mortgagor) is well and truly indebted unto SAM L. GAULT and PAUL E. GAULT

(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 TWO THOUSAND FIVE HUNDRED FIFTY THREE AND 60/100 Dollars (\$ 2,553.60 ) due and payable in equal monthly installments of \$62.35 per month with each payment to represent its amortized share of principal and interest at 8% per annum with the first payment to be due January 10, 1981, and continuing on the same day of each month thereafter until paid in full.

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

ALL that certain piece, parcel or lot of land lying, being and situate in the State and County aforesaid and being shown on a plat of property of Mark Lee Putnam, prepared by J.L. Montgomery III., R.L.S. in July, 1977, which plat is recorded in the R.M.C. Office for Greenville County in Plat book 8-L at page 10 which property is better described in accordance with said plat as follows:

BEGINNING at an iron pin on the Southwestern side of S.C. 23-154 known as Fairview to Fork Shoals Road (said iron pin lying S. 45-29 W. 201.5 feet from the most western corner of property owned by Robert D. Vaughn) and running thence along the edge of the aforementioned road S. 45-29 W. 165.6 feet to an iron pin; thence S. 38-35 W. 10.0 feet to an iron pin; thence turning and running S. 60-01 E. 534.7 feet to an iron pin; thence turning and running N. 29-20 E. 175.0 feet to an iron pin; thence turning and running N. 60-40 W. 487.0 feet to the point of beginning.

THIS being the same property conveyed to the Mortgagor herein by Deed of Sam L. Gault and Paul E. Gault, of even date, to be recorded herewith.

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all 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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