

MORTGAGE OF REAL ESTATE.

BOOK 1530 PAGE 994

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

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GREENVILLE CO. S.C.
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MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

DONNIE S. TANKERSLEY
R.M.C.

WHEREAS, Alvin N. Rowland and Jane P. Barton Rowland

(hereinafter referred to as Mortgagor) is well and truly indebted unto Carl L. Putnam

(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

Six thousand nine hundred and no/00 ----- Dollars (\$6,900.00--) due and payable

In installments of \$87.41 until the debt is paid in full; the mortgagor having the privilege of early payment of the existing debt without penalty; the first payment being due March 1, 1981.

with interest thereon from date at the rate of nine 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, lying in Fairview Township, and being shown and designated on a plat of "Property of Alvin N. & Jane P. Barton Rowland," prepared by C. O. Riddle, R.L.S. #1347, on November 21, 1980, and recorded in the RMC Office for Greenville County in Plat Book 82 at page 26; and having, according to the recorded plat, the following metes and bounds, to-wit:

BEGINNING at a new spike in the middle of New Harrison Bridge Road, and running thence N. 25-03 E. 33.0 feet to an iron pin; thence continuing N. 25-03 E. 647.37 feet to an iron pin; thence turning and running with the meanders of an unnamed branch as follows: S. 68-02 E. 141.04 feet to an iron pin; S. 19-42 E. 59.65 feet to an iron pin; S. 65-02 E. 112.5 feet to an iron pin; S. 84-49 E. 77.71 feet to an iron pin; thence turning and running along the Rowland property as follows: S. 23-05 W. 359.63 feet to an iron pin; continuing S. 23-05 W. 218.47 feet to an iron pin in the middle of New Harrison Bridge Road; thence turning and running along said Road as follows: N. 75-39 W. 81.54 feet to an old spike; N. 74-12 W. 169.94 feet to an old spike; and N. 72-32 W. 141.43 feet to the new spike, being the point of BEGINNING.

This is the identical property conveyed to the mortgagors by deed of Carl L. Putnam, to be recorded of even date herewith.

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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