

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MAR 24 11 06 AM '70

MORTGAGE OF REAL ESTATE

OLLIE FARNSWORTH
R. M. C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Eva V. Watson and T. L. Watson,

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

C. W. Cartee,

(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

Seven Thousand, Five Hundred & No/100-----Dollars (\$7,500.00) due and payable \$91.00 per month beginning one month from date, payment to apply first to interest and balance to principal, with free anticipation privileges,

with interest thereon from date at the rate of 8% per centum per annum, to be paid: annually as above.

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, being on the southwestern side of Apopka Avenue, near the city of Greenville and being shown and designated as Lot #32 on a plat of Paris-Piney Park made by C. M. Furman, Jr., Engineer dated June, 1926, and recorded in the R. M. C. Office for Greenville County, South Carolina in Plat Book H at page 20, reference to said plat being craved for a more complete and detailed description thereof.

Said lot runs 50 feet along the southwestern side of Apopka Avenue with a depth of 150 feet on each side and runs 50 feet across its rear. This deed from C. W. Cartee dated January 20, 1970, is recorded in the R.M.C. Office for Greenville County in Deed Book 883 at page 145.

Together with all and singular rights, members, herditaments, 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.