

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

FILED GREENVILLE CO. S. C.

MAR 25 3 30 PM '70

OLLIE FARNSWORTH R.M.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS,

JACKSON L. SARTAIN & PAULA F. SARTAIN

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

MARY R. SARTAIN

(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 Sixteen Thousand Five Hundred and No/100-----

Dollars (\$ 16,500.00 ) due and payable

on the principal thirty (30) years from date, with interest to be computed and paid monthly on the first day of each month, commencing April 1, 1970, at the rate of 6% per annum,

with interest thereon from date at the rate of 6 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 piece, parcel or lot of land together with buildings and improvements situate, lying and being on the Western side of Bluffside Drive near the City of Greenville, in Greenville County, South Carolina, being known and designated as Lot No. 18, Section 11, Parkdale, on a Plat made by C. O. Riddle, RLS, dated May 25, 1965, and recorded in the RMC Office for Greenville County, S. C., in Plat Book BBB, page 121, and having according to said plat the following metes and bounds, to wit:

BEGINNING at an iron pin on the Western side of Bluffside Drive, said iron pin being the joint front corner of Lots 17 and 18, and running thence with the common line of said lots, S. 63-47 W., 223.8 feet to an iron pin, the joint rear corner of Lots 17 and 19; thence N. 9-26 W., 142 feet to an iron pin, the joint rear corner of Lots 18 and 19; thence with the common line of said lots, N. 73-09 E., 193.6 feet to an iron pin on the Southwesterly side of Bluffside Drive; thence with the Southwesterly side of Bluffside Drive, S. 16-20 E., 45.6 feet to an iron pin; thence S. 26-13 E., 59.2 feet to an iron pin, the point of beginning.

The within mortgage is a purchase money mortgage.

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.