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BOOK 1159 PAGE 266

MORTGAGE OF REAL ESTATE—Office of **OLIVER ANN SWORTH** and **Thomason**, Attorneys at Law, Greenville, S. C. R. M. C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

R. C. Ayers, Sr.

(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto **Carl L. Putman**

(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 -----

One Thousand ~~Four~~ ^{June 26, 1971} ~~Hundred~~ ^{Four} ~~Thirty-three~~ ^{Hundred} and 33/100 DOLLARS (\$ 1,433.33), with interest thereon from ~~1970~~ at the rate of **six** per centum per annum, said principal and interest to be repaid:

payable three years after date or upon sale of house to be constructed upon said lot, whichever should first occur. Interest to be computed and 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 Greenville, being shown as Lot No. 7 on plat of Samuel Townes Holland Property recorded in Plat Book MM at page 192 in the RMC Office for Greenville County, and having according to said plat the following metes and bounds:

Beginning at an iron pin on the northwestern side of South Carolina Highway 142 at the joint front corner of Lots 7 and 8 and running thence with line of Lot 8, N 39-48 W 238 feet to an iron pin at corner of Lot 3; thence with line of Lot 3, N 45-17 E 184 feet to an iron pin at corner of Lot 6; thence with line of Lot 6, S 39-48 E 238 feet to an iron pin in center of S. C. Highway 142; thence with center of said Road, S 45-17 W 184 feet to an iron pin, the point of beginning.

This mortgage is given to secure the unpaid portion of the purchase price.

The mortgagee agrees to subordinate this mortgage to a construction loan and further agrees that this mortgage will be payable upon the sale of the house to be constructed upon said lot or three years after date, whichever shall first occur.

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or 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 and any other equipment or 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.

See agreement re R. C. M. Grant 1906 book 418