

STATE OF SOUTH CAROLINA  
COUNTY OF Greenville



BOOK 1206 PAGE 325

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, We the said W. M. Cartee and Helen Cartee

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

(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 Three Thousand, One Hundred, sixty-eight and 00/100--

Dollars (\$ 3,168.00 ) due and payable

in 48 successive monthly payments of \$66.00 beginning October 15, 1971 and due each and every 15th. thereafter until the entire amount is paid in full.

with interest thereon from date at the rate of eight per centum per annum, to be paid: semi-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: Forever:

All that piece, parcel or lot of land situate, lying and being on the Eastern side of Briarcliff Drive (Formerly Park Road), in the City of Greenville, County of Greenville State of South Carolina and known and designated as Lot #2 of the property of William Goldsmith, plat of which is recorded in Plat Book F at page 190, which plat is resubdivision of Lots Number 3 and Number 4 of a resubdivision known as East Overbrook, plat of which is recorded in RMC Office for Greenville County in Plat Book E at page 159 and according to first mentioned plat has the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Eastern side of Braircliff Drive in the joint front corner of Lots number 1 and number 2 which point is 270' South from the southerastern corner of the intersection of Spartanburg Road and Briarcliff Drive and running thence North 74 50 E. 183' more or less to iron pin, running thence S. 23-55E.50' to ironpin at the rear corner of Lots number 2 and number 3, running thence along the jointline of said lots S. 74-50 W. 183' more or less, to an iron pin on the Eastern Side of Briarcliff Drive running thence along the Eastern Side of said Drive N. 24-05 W. 50' to an iron pin, point of beginning.

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.