

HORTON, DRAWDY, DILLARD, MARCHAND & BROWN, P.A., 307 PETTIGRU STREET, GREENVILLE, S. C. 29603

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

GREENVILLE CO. S. C. MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

OCT 26 9 51 AM '71
OLLIE FARNSWORTH
R. M. C.

WHEREAS, C. L. LEWIS and LILLIAN P. LEWIS

(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

TWO THOUSAND and no/100-----Dollars (\$ 2,000.00) due and payable

as provided in said Note,

with interest thereon from date at the rate of 7 1/2 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 thereon or hereafter constructed thereon, situate, lying and being about four and one half miles from Greenville Court House and about one-fourth miles from what is known as the Paris Grammar and High School, and being known as Lot No. 4 of a subdivision known as PIEDMONT PARK on a Plat made by C. M. Furman, Jr., Engineer, same being recorded in Plat Book F, Page 290, and being more fully described as follows:

BEGINNING at an iron pin on the West side of Maple Drive at the joint corners of Lots Nos. 4 and 5 and running thence (with Owens line) N. 83-25 W., 225.23 feet to an iron pin; thence S. 6-42 W., 100 feet to an iron pin; thence S. 83-25 E., 225.38 feet to an iron pin on Maple Drive; thence with Maple Drive, N. 6-35 E., 100 feet to the beginning corner.

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.