

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

DEED OF REAL ESTATE
TO BE RECORDED IN THE PUBLIC RECORDS OF THE COUNTY OF GREENVILLE, SOUTH CAROLINA, IN THE PRESENCE OF THE FOLLOWING PARTIES:

WHEREAS, Mary E. Casman

hereinafter referred to as Mortgagor is well and truly indebted unto Calvin Company

hereinafter referred to as Mortgagee as evidenced by the Mortgagee's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of

Fifteen thousand and no/100 Dollars (\$15,000.00) due and payable \$80.00 per month on the 15th day of each month, beginning February 15, 1972, plus \$500.00 on June 15, 1972 and \$1,000.00 on June 15 of each year beginning June 15, 1973. All such monthly payments of \$80.00 each and all such payments of \$1,000.00 each shall continue until the full principal amount, plus interest, is paid in full. All payments shall be applied first to interest, and then to principal. with interest thereon from date at the rate of 7% per annum, to be paid: monthly on the 15th day of each month.

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, on the East side of North Parker Road and having the following metes and bounds according to plat entitled, Survey for Mary E. Casman, dated December 28, 1971, by Carolina Surveying Co.:

BEGINNING at a point on the East side of North Parker Road, which point is located 2,141 ft. north of the intersection of Davidson Road and North Parker Road and running thence with the East right-of-way of North Parker Road, N. 0-22 W. 80 ft. to a point; thence running S. 77-35 E. 379 ft. to a point in a creek; thence with the creek as a line, the traverse of which is S. 28-07 W. 63.9 ft. to a point in said creek; thence leaving said creek and running N. 80-22 W. 344.4 ft. to the point of beginning and being a portion of the property conveyed to James L. Batson by Deed of Addie B. Morton dated January 22, 1969, recorded in Deed Book 860 at Page 476.

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging 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 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.