

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

FILED
GREENVILLE, S. C.

WHEREAS, we, Robert Eugene McCarson and Mary Ellen B. McCarson

(hereinafter referred to as Mortgagor) OLLIE FARNINGHAM, wife and true owner of
Raymond Edwards and Alene B. Edwards
R. M. C.

(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 Twenty Thousand Two Hundred Fifty One and 65/100

Dollars (\$ 20251.65) due and payable
a cash payment of \$150.00 on June 1, 1972 and a like payment of \$150.00 cash on the 1st day of each and every successive month thereafter until the date of May 1, 1973 at which time the remaining balance will be due in full. (Purchasers agree to refinance this property on date of May 1, 1973 or before and to pay off Mortgagee's in full on this date. This note and mortgage is not transferrable and not subject to being assigned over to anyone else.with interest thereon from date ^{May 1, 1972} at the rate of 7 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 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, Bates Township, near Pleasant Retreat School, known as and being a part of the property conveyed to Grantors by deed recorded in Book 746 at Page 421, R.M.C. Office for Greenville County with the following metes and bounds to-wit according to plat and survey made by W. R. Williams, Jr. R.L.S. 3979 dated July, 1970.

BEGINNING at a point in center of Cunningham Road, iron pin offset on western side of road right-of-way and running thence from the beginning S. 62-49 W. 160.0 ft. to iron pin; thence S. 22-42 W. 135.0 ft. to iron pin; thence S. 43-22 W. 486.0 ft. to iron pin across creek; thence N. 46-08 W. 138.2 ft. to iron pin; thence N. 27-59 E. 688.3 ft. to iron pin; thence N. 72-29 E. 180.0 ft. to a point in center of Cunningham Rd. (offset iron pin on road right-of-way); thence with center of road S. 32-44 E. 246.0 ft. to the beginning corner, more or less.

This is a purchase money mortgage.

Should purchasers decide to forfeit at any time then it is agreed that the property will be left in the same good condition as when purchased.

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.