

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

APR 20 12 52 PM '77
MARIE S. TANKERSLEY
R.M.C.

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

REGULATORY
COMPLIANCE
22
1/11

WHEREAS, A. Daniel Patten, Jr., and Jean W. Patten

(hereinafter referred to as Mortgagor) is well and truly indebted unto Marie W. Hinton

(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 SEVEN THOUSAND and NO/100 -----

Dollars (\$ 7,000.00) due and payable

as follows: On March 15, 1974, \$1,750.00 plus interest; On March 15, 1975, \$1,750.00 plus interest; On March 15, 1976, \$1,750.00 plus interest; On March 15, 1977, \$1,750.00 plus interest. Said interest to be paid in addition to the annual principal payment on the declining balance due, with interest thereon from date hereof at the rate of 5-1/2% per centum per annum, to be paid: annually on the declining balance due.

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, in O'Neal Township, on the head waters of Enoree River, containing 11 acres, more or less, and having the following metes and bounds, to-wit:

BEGINNING at an iron stake on north side of County Highway at corner of tract now or formerly of Home, as is shown on a plat hereinafter referred to; thence N. 75 W., with line of tract now or formerly of Home, 22.80 to iron pin on line now or formerly of Tate; thence S. 32 W., with said line now or formerly of Tate, 6.00 chains to iron pin on said line; thence S. 73 E., 22.06 to iron pin on north side of County Highway; thence N. 32 E., with edge of said Road to beginning corner, 6.20 chains. Being the same property conveyed to the mortgagors herein by deed to be recorded herewith.

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 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.