

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

FILED  
1975  
APR 10  
GREENVILLE  
SOUTH CAROLINA

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

WHEREAS, PRINCE E. CAUTHEN AND DELORIS C. CAUTHEN

hereinafter referred to as Mortgagors, as well as **GEORGE I. WIRE AND PAUL E. PROFFITT, JR.**

hereinafter referred to as Mortgagee, as contained in the Mortgage's promissory note of even date herewith, the terms of which are incorporated herein by reference, do hereby

**Fifteen Thousand, Seven Hundred Fifty and No/100** Dollars \$15,750.00 due and payable

in one hundred twenty (120) equal monthly installments of One Hundred Ninety-one and 10/100 (\$191.10) Dollars each commencing September 1, 1975 and continuing on the first day of each successive month thereafter until paid in full

with interest thereon from date at the rate of eight percent per annum to be paid monthly

WHEREAS, the Mortgagee may hereafter receive payments to the said Mortgagee for such lesser sums as may be advanced to or for the Mortgagors' benefit for tax purposes and for other purposes, and

NOW, KNOW ALL MEN, That the Mortgagee, in consideration of the cash paid to him, and in order to secure the payment thereof, and in full satisfaction of the debt of the Mortgagors, and in consideration of the cash advanced to him for his account by the Mortgagee, and also in consideration of the fact that the State of South Carolina has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release to the Mortgagee, the Mortgagors' heirs, successors and assigns:

ALL that certain parcel, part of lot of land with improvements thereon, as hereafter described therein, situate, lying and being in the State of South Carolina, County of Greenville, in Grove Township, and lying and being on the northern side of West Georgia Road, and being described according to a plat by Webb Surveying & Mapping Co., dated July 1975, as follows:

BEGINNING at an iron pin in the right-of-way for West Georgia Road and running thence N. 14-07 E. 887.3 feet to an iron pin; thence S. 84-24 E. 619.7 feet to an iron pin; thence S. 14-55 W. 841.6 feet to an iron pin in a gully; thence N. 88-46 W. along an old roadbed 616.7 feet to an iron pin in the right-of-way of West Georgia Road, the point of beginning.

Obligors reserve the full right of anticipation of payment without penalty.

5632



together with all and singular rights, tenements, 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 Mortgagee covenants that it is lawfully seized of the premises hereabove 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 Mortgagee 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, except the said debt.

4328 RV-2 J