

STATE OF SOUTH CAROLINA }
COUNTY OF Greenville }

DOUGLAS S. TANKERSLEY
R.M.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, LOUIE E. CARTEE and EDITH A. CARTEE

(hereinafter referred to as Mortgagor) is well and truly indebted unto THE SOUTH CAROLINA NATIONAL BANK
South Main Street, Greenville, South Carolina 29601

(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

FIVE THOUSAND NINE HUNDRED SEVENTY FIVE AND 04/100 Dollars (\$ 5,975.04-->) due and payable
as provided in said promissory note.

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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, with the buildings and improvements thereon, being known and designated as Lot No. 45, on the southern side of Mora Street, as shown on plat prepared for Leslie & Shaw, Inc., by C. C. Jones and Associates, February, 1957, recorded in the R.M.C. Office for Greenville County in Plat Book NN, at Page 2, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Mora Street, at the joint front corner of Lots Nos. 45 and 44, and running thence along the joint line of these lots, S 37-30 E 125 feet to an iron pin; running thence S 52-30 W 65 feet to an iron pin at the joint rear corner of Lots Nos. 45 and 46; running thence N 37-30 W 125 feet to an iron pin on the southern side of Mora Street; running thence along the southern side of Mora Street N 52-30 E. 65 feet to an iron pin, point of beginning.

Being the same conveyed to the Mortgagors by deed of Leslie & Shaw, Inc., dated April 18, 1962, recorded April 20, 1962 in said R.M.C. Office in Deeds Book 696, Page 417.

RECORDED
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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.

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