

MORTGAGE OF REAL ESTATE—Offices of **GREENVILLE CO. S. C.** **FILED** **BOOK 1183 PAGE 303**

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

HAR 11 12 14 PM '71
PURCHASE MONEY MORTGAGE
MORTGAGE OF REAL ESTATE
OLLIE FARNSWORTH
R. M. GO ALL WHOM THESE PRESENTS MAY CONCERN.

WHEREAS, **CHARLES A. CARTER**

(hereinafter referred to as Mortgagor) is well and truly indebted unto **THE MEADOW, INC.**

(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 **Thirty Thousand and no/100**

Dollars (\$ **30,000.00**) due and payable

interest only, semi-annually, on the first day of March and the first day of September, beginning March 1, 1972, and thereafter payments in the sum of \$1,000.00 each, to be applied to principal, payable semi-annually, on the first day of March and the first day of September of each year, beginning March 1, 1975, until paid in full,

with interest thereon from _____ date at the rate of **5%** per centum per annum, to be paid: **semi-annually**

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, City of Greenville, bounded on the east and south by Whitmire Street, on the west by Gray Street, and on the north by Reece Street, being shown as property of Thomas W. Edwards on a plat prepared by The McPherson Company, Engineers and Architects, dated June 5, 1963, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the north side of Whitmire Street at the intersection of Gray Street and running thence along the east side of Gray Street N. 21-00 E. 250 feet to an iron pin located on the south side of Reece Street; running thence with the south side of Reece Street S. 80-26 E. 234.3 feet to an iron pin located on the west side of Whitmire Street; running thence along the west side of Whitmire Street S. 37-25 W. 248.4 feet to an iron pin; continuing thence along the north side of Whitmire Street N. 88-57 W. 169.4 feet to an iron pin, the beginning corner.

Also, all that piece, parcel, lot or tract of land, located in the City and County of Greenville, State of South Carolina, bounded on the south by Whitmire Street, on the west by Westfield Street, on the north by property now or formerly of P & N Railway Company, and on the east by Gray Street.

BEGINNING at an iron pin located on the north side of Whitmire Street at the intersection of Gray Street and running thence with the north side of Whitmire Street N. 88-57 W. 160.5 feet to an iron pin; running thence N. 67-30 W. 24.5 feet to an iron pin; running thence N. 33-35 W. 22 feet to an iron pin located on the east side of Westfield Street; running thence with the east side of Westfield Street N. 20-40 E. 80.8 feet to an iron pin at the corner of property now or formerly owned by P & N Railway Company; running thence with the line of property of P & N Railway Company S. 70-49 W. 192.9 feet to an iron pin located on the west side of Gray Street; running thence with the west side of Gray Street S. 19-55 W. 45 feet to an iron pin, the beginning corner.

This is the same property conveyed to the mortgagor herein by deed of mortgagee dated of even date 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 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.