

GREENVILLE CO. S. C.

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STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

DONNIE S. TANKERSLEY
R.H.C.

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

WHEREAS,

Mary E. Casman

(hereinafter referred to as Mortgagor) is well and truly indebted unto Calvin Company

(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 Fifteen Thousand and No/100

Dollars (\$ 15,000.00) due and payable

Eighty Dollars (\$80.00) per month on the 15th day of each month, beginning August 15, 1973, plus One Thousand Dollars (\$1,000.00) on June 15th of each year, beginning June 15, 1974. All such monthly payments of \$80.00 each and all such payments of \$1,000.00 each, shall continue until the full principal amount, plus interest is paid in full. All payments shall be applied first to interest and then to principal, with interest thereon from date at the rate of seven (7%) per centum per annum to be paid monthly on the 15th day of each month.

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, on the East side of North Parker Road and having the following metes and bounds according to plat entitled, Survey for Mary E. Casman, dated December 28, 1971, by Carolina Surveying Co.:

BEGINNING at a point on the East side of North Parker Road, which point is located 2,141 ft. north of the intersection of Davidson Road and North Parker Road and running thence with the East right-of-way of North Parker Road, N. 0-22 W. 80 feet to a point; thence running S. 77-35 E. 379 ft. to a point in a creek; thence with the creek as a line, the traverse of which is S. 28-07 W. 63.9 ft. to a point in said creek; thence leaving said creek and running N. 80-22 W. 344.4 feet to the point of beginning.



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 thereon, 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 hereinafore 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 pay, defend and satisfy all taxes and all other charges and assessments which may be levied or assessed against the premises and all persons who may lawfully claim the same or any part thereof.

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