

FILED
STATE OF SOUTH CAROLINA GREENVILLE CO. S. C.
COUNTY OF GREENVILLE APR 21 1969 5:54 PM '69
OLLIE FARNSWORTH
R. M. C.

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:
BOOK 1123 PAGE 283

WHEREAS, I, LARRY B. CARPER

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

SOUTHERN BANK & TRUST 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 FIVE THOUSAND TWO HUNDRED NINETY-TWO

Dollars (\$ 5,292.00) due and payable in forty-eight (48) monthly installments in the amount of \$110.25 each, commencing June 8, 1969, and continuing thereafter on the 8th day of each and every month until the entire sum of Five Thousand Two Hundred Ninety-Two and NO/100 (\$5,292.00) Dollars has been paid in full, each monthly payment to include principal and interest due hereunder with interest thereon from ~~date~~ maturity at the rate of Seven per centum per annum, to be paid: monthly.

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 northern side of U. S. Highway #29 and being known and designated as all of Lot #1 and a portion of Lot #2 on a plat recorded in the R. M. C. Office for Greenville County, South Carolina, in Plats Book O, at Page 113, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point on the northern edge of U. S. Highway #29, a distance of 50 feet eastward from a county road and running thence north 8-15 W., approximately 80 feet along the eastern boundary of a lot sold to C. T. Charping and W. H. Greene by E. L. Craigo by deed recorded in Deeds Book 280, at Page 338 in the R. M. C. Office for Greenville County, South Carolina, to the corner on the southern boundary of the lot shown as Lot #3 on said plat; thence N. 77-24 E., 16 feet; thence N. 12-10 W. 79.5 feet; thence along the joint line of Lot Nos. 1 and 4 N. 79-07 E. 102.6 feet; thence S. 11-38 E., 156 feet to the corner on the northern edge of U. S. Highway 29; thence along the northern edge of said highway S. 77-24 W. 115 feet to the beginning corner.

Together with all and singular rights, members, herditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all 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.