

STATE OF SOUTH CAROLINA GREENVILLE CO. S. C.
COUNTY OF GREENVILLE

BOOK 1164 PAGE 305

MORTGAGE OF REAL ESTATE

FILED
AUG 26 3 52 AM '70
OLLIE FARNSWORTH
R. M. C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Larry B. Carper and Elizabeth Ann Carper,

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

(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 Three Thousand and No/100

----- Dollars (\$ 3,000.00) due and payable
one year from August 25, 1970

No
with/interest thereon from date at the rate of XX per centum per annum, to be paid:

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, known and designated as Lot No. 24 on the plat of Barwood Subdivision, recorded in the R. M. C. Office for Greenville County in Plat Book 000 at Page 33, and being more particularly described, according to said plat, to-wit:

BEGINNING at an iron pin on the southern side of Barwood Circle, at the joint corner of Lots 23 and 24, and running thence with said circle N. 57-04 E., 105 feet to an iron pin; thence turning and running S. 31-31 E., 190 feet to an iron pin on the line of Lot No. 27; thence turning and running with the line of Lot No. 27, S. 51-40 W., 105.75 feet to an iron pin at the joint rear corner of Lots 23 and 24; thence turning and running N. 31-31 W., 200 feet to the point of beginning.

This mortgage is junior in lien to that certain Note and Mortgage in favor of Fountain Inn Federal Savings and Loan Association recorded October 11, 1968, R. M. C. Office for Greenville County, in Volume 1105 at Page 608.

This mortgage is given as additional security for that certain Note and Second Mortgage in the amount of Six Thousand (\$6,000.00) Dollars given by Larry B. Carper and Robert H. Rumsey, recorded in the R. M. C. Office for Greenville County in Mortgage Book 1164, at Page 303.

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.

Satisfied + cancelled Feb. 23, 1971.

Tommy Gibbs

same as Tom Gibbs

Witness Nancy G. Lollis

SATISFIED AND CANCELLED OF RECORD

10 DAY OF March 1971

Ollie Farnsworth

R. M. C. FOR GREENVILLE COUNTY, S. C.

AT 9:41 O'CLOCK A. M. NO. 21006