

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

GREENVILLE CO. S. C.

BOOK 1236 PAGE 13

JUN 2 4 39 PM '72

MORTGAGE OF REAL ESTATE

OLLIE FARNSWORTH NO. ALL WHOM THESE PRESENTS MAY CONCERN:
R. M. C.

WHEREAS, I, Larry Carper

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

TWELVE THOUSAND Dollars (\$ 12,000.00) due and payable six months from date

with interest thereon from date at the rate of 7 1/2% 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, being a portion of lots 26 & 27 on plat of Tract NO. 2, estate of John B. Marshall, said plat being recorded in the RMC Office for Greenville County in plat book J at pages 132 & 133 and shown on a recent plat of the property of Quik Way of Carolina Inc. prepared by C. O. Riddle, May 25, 1972 and being more particularly described as follows:

Beginning at an iron pin on the west side of White Horse Road, joint front corner of Lots 25 & 26, and running thence with the line of Lot 25, S. 66-15-W. 210 feet to an iron pin; thence S. 23-45 E. 160 feet to an iron pin at the corner of Lot 27 & 28; thence N. 66-07 E. 60 feet to an iron pin; thence N. 23-45 W. 80 feet to an iron pin; thence N. 66-07 E. 45 feet to an iron pin; thence N. 23-45 W. 70 feet to an iron pin; thence N. 66-07 W. 105 feet to an iron pin located on the west side of White Horse Road; thence running with the west side of White Horse Road, N. 23-45 W. 10 feet to the point of beginning.

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.

FOR SATISFACTION TO THIS MORTGAGE SEE SATISFACTION BOOK 9 PAGE 450

SATISFIED AND CANCELLED OF RECORD
20/2 BAL. IN AUGUST 1972
R. M. C. FOR GREENVILLE
AT 9:08 O'CLOCK A. M. 4797