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GREENVILLE, S. C.
DEC 20 12 57 PM '72
ELIZABETH RIDDLE
R.M.O.

BOOK 1261 PAGE 273

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN

WHEREAS, We, Larry B. Carper and Charles Bennett

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

(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

FORTY FIVE THOUSAND ----- Dollars \$ **45,000.00** due and payable
one year from date

with interest thereon from **date** at the rate of **8%** per centum per annum, to be paid **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, about three and three-quarters of a mile from the city of Greenville on the Old Anderson Road, containing twenty (20) acres, more or less, and described as follows:

Beginning at a point in the Old Anderson Road, corner of Maude V. Rosamond property and running thence with said road S. 65-48 W. 364 feet 4 inches to iron pin at bend in said road; thence still with said road S. 73-28 W. 224 feet to iron pin corner of Ellis property; thence with the line of said property S. 37-31 E. 1468 feet to an iron pin; thence N. 87-17 E. 468 feet to iron pin; thence N. 24-33 E. 214 feet six inches to iron pin corner of property of Maude V. Rosamond; thence N. 37-31 W. 1479 feet to the beginning corner.

Less however, a certain triangular strip of land between the Old Anderson Highway and the New Anderson Highway, heretofore conveyed by T. R. Rosamond to Frances Faxio, et al, by deed dated July 2, 1932, recorded in deed book 152 at page 385 in the RMC Office for Greenville County.

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 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.