

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

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

WHEREAS, Carper Properties, Inc.

(hereinafter referred to as Mortgagor) is well and truly indebted unto CLAUDE H AND SARA W HAMBY

(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 Dollars (\$5,000.00)

Dollars (\$ 5,000.00) due and payable

with interest thereon from May 9, 1975 at the rate of .09% per centum per annum, to be paid: Semiannually

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, State of South Carolina, being known and designated as Lot No. 12 on revised plat of Staunton Heights subdivision made by Hugh J. Martin R.I.S. April 16, 1971, recorded in the FMC Office for Greenville County in plat book 4 N page 38, and having according to said plat the following metes and bounds, courses and distances, to-wit;

Beginning at an iron pin on the west side of the turn-around of Vickilyn Court, the joint front corner of lot nos. 11 & 12; thence with the joint line of said lots, S. 52-29 E. 150 feet to an iron pin corner of lot No. 13; thence with the line of said lot, S. 36-44 E. 214.6 feet to an iron pin on the north side of Vickilyn Court; thence with the curve of the turn-around S. 52-23 W. 40 feet to a point; thence continuing S. 01-17 E. 50 feet to the beginning corner.

This is the same property conveyed to Residential Enterprises, Inc. by Carrie H. Huff Delia Huff Roe & James L. Huff on the 10th day of May 1972 recorded in book 943 of Deeds page 439 at 10:23 A.M.

This lot is conveyed subject to protective covenants in deed vol. 902 at page 503, and to recorded easements and rights of way.



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.