

GREENVILLE CO. S.C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
JUL 17 12 20 PM '75
DONNIE S. TASKERSLEY
R.M.C.

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

WITBEAS, E. FLOYD DUPREE, JR., and LYNN HAYNES DUPREE,

hereafter referred to as Mortgagors, do hereby mortgage to RALPH F. CHILDERS, JR.,

hereafter referred to as Mortgagee, the following described real estate, to-wit: Twenty-six Thousand Four Hundred Dollars and no/100-----

Dollars \$26,400.00

in monthly installments of \$212.59, beginning on the first day of August, 1975, and a like amount on the first day of each month thereafter until paid in full.

with interest thereon from date of the date of 8 1/2 percent per annum to be paid monthly

WITBEAS, the Mortgagee, do hereby certify that the above described Mortgage for said debt is as validly made as to the Mortgagors and as to the taxes, assessments, and other charges thereon as if the same were made in person.

NOW, KNOW ALL MEN, that the Mortgagee, in consideration of the cash debt and in order to secure the payment thereof, and of any other obligations which may be due to the Mortgagee, do hereby certify that the Mortgagors have acknowledged to his account in the Mortgagee, and a copy of the same is on file in the office of the Mortgagee, and that the Mortgagee has paid to the Mortgagors at and before the time of the recording of this Mortgage the sum of \$26,400.00, and that the Mortgagee has granted, conveyed, sold and released, and by these presents does grant, convey, sell and release, to the Mortgagors, his successors and assigns,

ALL that certain parcel of land situated in the County of Greenville, State of South Carolina, to-wit:

Greenville, being known and designated as Lot No. 12, on Block G of Plat of Property of W. W. Carter Associates, said plat is recorded in the RMC Office for Greenville County, South Carolina, in Plat Book II, page 288, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northerly side of Curton Street 66.8 feet from Longview Terrace, at the joint front corner of Lot Nos. 12 and 13 and running thence with the northerly side of said street S 63-35 W 66 feet to an iron pin, at the joint front corner of Lot Nos. 11 and 12; thence with the common line of said lots N 26-30 W 160 feet to an iron pin; thence N 93-15 E 66 feet to an iron pin, the joint rear corner of Lot Nos. 12 and 13; thence with the common line of said lots S 26-30 E 160 feet to an iron pin, the point of beginning.

The Mortgagee hereby reserves the right to inspect the premises hereinabove described with the permission of the Mortgagors provided that reasonable notice is given the Mortgagors.

5.10.56



Together with all and singular rights, members, benefits, and appurtenances to the same belonging in any way, incident or appurtenant, and all of the rents, issues, and profits which may arise or be hereafter from and in, before and after, planting, and holding fixtures now or hereafter attached, constructed, or fitted thereto in any manner, and being the nature of the parties hereto, and fixtures and equipment, other than the usual household furniture, furnishings and fixtures, and other contents 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 Mortgagee covenants that it is lawfully seized of the premises hereinabove described in fee simple absolute, that it has good right and a lawful authority to sell, convey or encumber the same, and that the premises are free from all liens and encumbrances except as provided herein. The Mortgagee further covenants to warrant and defend the same to the Mortgagors and their heirs, successors and assigns, forever, from and against the Mortgagee and all persons whomsoever lawfully claiming or to claim the same in any part thereof.

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