

STATE OF SOUTH CAROLINA }
COUNTY OF Greenville }

DONNIE S. STANBERRY MORTGAGE OF REAL ESTATE
R.M.C. TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Thomas Leroy Wilkins

(hereinafter referred to as Mortgagor) is well and truly indebted unto Carper Properties, Inc. its heirs and assigns,

(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 Four Thousand Four Hundred and Thirty Nine Cents-----

Dollars (\$ 4,400.39) due and payable

with interest thereon from March 1st at the rate of 7 3/4 per centum per annum, to be paid Monthly

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

All of that lot of land with the buildings and improvements thereon in the County of Greenville, State of South Carolina, being known and designated as Lot No. 2 on Plat No. 2, prone ty of B. P. Grenshaw, recorded in the R.M.C. Office for Greenville County in Plat Book II at page 142, said lot having a frontage of 80 feet on the south west side of Welcome Road, and a depth of 140 feet on the southeast side, a depth of 139 feet on the northwest side and a rear width of 80.2 feet.

The grantee herein assumes that certain mortgage on the above described property given to Aiken Loan & Security Company in the original amount of \$11,600.00 dated December 10, 1958, recorded in the R.M.C. Office for Greenville County in Mortgage Book 770 at page 11, on which there is a balance due of \$1,452.14. This mortgage was assigned to and is now held by Erie County Savings Bank. Cameron Brown is its service agent.

This is the same property conveyed to Thomas Leroy Wilkins by Evelyn E. Wilkins the 17th day of October 1974 at 2:55 P.M. recorded in Book 1008 of Deeds, page 693.

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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.

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