

GREENVILLE CO. S.C.

1975-578

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

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MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, We, John Jasper Stubblefield and Carolyn Stubblefield

(hereinafter referred to as Mortgagor) is well and truly indebted unto **Terplan, Inc. of Columbia D/B/A Terplan, Inc. of Pleasantburg**

(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

Eight Thousand, eight hundred and eighty dollars----- Dollars (\$8,880.00) due and payable in Sixty (60) monthly installments of \$148.00 commencing on 10-10-75 due and payable on the 10th there until paid in full.

with interest thereon from **9-8-75** at the rate of **13.42** per centum per annum, to be paid: **until maturity.**

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

ALL that lot of land with the buildings and improvements thereon, situate on the northwest side of Bradley Boulevard, in the City of Greenville, County of Greenville, State of South Carolina, being shown as Lot No. 100 on plat of University Park, recorded in the R. M. C. office for Greenville County, South Carolina, in Plat Book P, page 127, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwest side of Bradley Boulevard , at joint front corner of Lots 100 and 101, and runs thence with line of Lot 101, N. 37-34 W. 182.5 feet to an iron pin on the northwest side of Bradley Boulevard; thence along Bradley Boulevard S. 52-26 W. 75 feet to the beginning corner.

This conveyance is made subject to any restrictions, rights-of-ways, or easement that may appear of record on the recorded plat or on the premises.

This being the same property conveyed to the grantor and grantee by Frederick G. and Lana Marie R. Kimbrell, by deed dated August 6, 1969 and recorded in the R. M. C. Office for Greenville County in Vol. 873, Page 228.



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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