

3704 White Horse Rd
Greenville, S.C.

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GREENVILLE CO. S. C.
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BOOK 1375 PAGE 789

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

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

WHEREAS, *Lenon Spearman*

(hereinafter referred to as Mortgagor) is well and truly indebted unto *LARRY B. CARPER, JR. AND ROGER W. CARPER*

(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

six thousand, five hundred & seventy nine & ninety three cents Dollars (\$6,579.93) due and payable
September 1, 1976

with interest thereon from \$50.00 a month at the rate of 8% per centum per annum, to be paid:
on or before September 1, 1981.

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*

Beginning at an iron pin on the southeast side of Vickilyn Court, the joint front corner of lots Nos. 18 and 19; thence with the joint line of said lot S. 58-50 E. 158-47 feet to an iron pin in line of Lot No. 23; thence N. 00-50 E. 263 feet to an iron pin on the south side of Huff Drive; thence with the south side of said street N. 67-40 W. 64 feet to an iron pin; thence with the curve of said street as it intersects with Vickilyn Court; the chord of which is S. 64-09 W. 26.3 feet to an iron pin on the east side of Vickilyn Court; thence with the east side of said street S. 15-58 W. 177.3 feet to an iron pin; thence continuing S. 19-11 W. 25 feet to the beginning corner.

This is the same property conveyed to Residential Enterprises, Inc. by *Cherrie H. Huff, Delia Huff Noe James D. Huff* the 16th of Nov. 1972 recorded in Book 960 of Deeds page 500.



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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