

FILED GREENVILLE CO. S. C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

SEP 13 1 23 PM
LOUIE S. TANKERSLEY
R.M.L.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, MARY LEE

(hereinafter referred to as Mortgagor) is well and truly indebted unto CARPER PROPERTIES, INC.

(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

Ten thousand one hundred & eighty nine & eighty nine ^{and} Dollars (\$ 10,189.89) due and payable cents

Beginning in October 1976 with payments of \$67.93 to be paid monthly and to be paid in full on or before October 30, 1985 at 8%

with interest thereon from October, 1976 at the rate of 8% 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, on the eastern side of Elm Street in the County of Greenville, and being known and designated as a portion of Lot No. 7 on a plat of "property of Coneze C. Barner and Barbara P. Barner" dated August 8, 1967, and prepared by J. Mac Richardson, R.L.S., and having according to said plat, the following metes and bounds, to wit:

Beginning at a point on the eastern side of Elm Street, which point is 63.3 feet from the intersection of Elm Street and Otis Street, and running thence N. 68-06 E. 139.8 feet to an iron pin; running thence S. 19-08 E. 50 feet to a point in the center of a six inch brick wall S. 62-54 W. 126.1 feet to an iron pin on the eastern side of Elm Street; running thence down the eastern side of Elm Street N. 32-45 W. 62.5 to the beginning corner.

This is the same property conveyed to Carper Properties, Inc. by Residential Enterprises on the 19th day of February 1975 recorded in Deeds Book 1014 page 786 at 11:49 a.m.

Carper Properties, Inc.
3704 White Horse Road
Greenville, South Carolina 29611

Know that Carper Properties, Inc., assignor, in consideration of released indebtedness, hereby assigns unto Elizabeth S. Carper this mortgage. In witness hereof, the assignor has duly executed this assignment the 9th day of September, 1976.

In presence of:

[Handwritten signatures]

Carper Properties, Inc.

[Handwritten signature: Larry B. Carper]
Larry B. Carper, President



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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