

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

FILED  
GREENVILLE CO. S. C.

SEP 13 1 25 PM '76  
DONNIE S. TANKERSLEY  
R.H.C.

BOOK 1377 PAGE 657

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, WE, EDWARD E. & SHIRLEY S. ROACH

(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

Nineteen thousand four hundred & thirty five dollars Dollars (\$ 19,435.00 ) due and payable  
\$130.00 a month, beginning on October 1976 and to be paid in full on or before October 30, 1986.

with interest thereon from October 1, 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, located on the northwesterly side of Staunton Bridge Road, and being known and designated as Lot No. 1 on a plat of Barwood Subdivision, prepared by Piedmont Engineers and Architects dated August 28, 1967, and recorded in the RMC's Office for Greenville County in Plat Book 000 at page 33 and having such metes and bounds as appear on said plat.

This lot is conveyed subject to restrictive covenants of record in Deed Book 844 at page 339 and to any easements or rights of way affecting same including a Duke Power right of way as shown on said plat.

The grantee hereby assumes and agrees to pay the balance due on that certain mortgage held by Fountain Inn Federal Savings & Loan Association recorded in Mortgage Book 1179 at page 245 and having a current balance of \$20,000.00.

This is the same property conveyed to Carper Properties, Inc. by Residential Enterprises on the 24th day of January 1975 at 11:34 a.m. recorded in Book 1013 of Deeds, page 643.

As a part of the consideration for this conveyance the grantee does hereby accept such premises without warranty, express or implied, with regard to the condition or quality of the improvements constructed thereon.

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 the presence of:  
Raymond H. Chase

Carper Properties, Inc.

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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