

Mortgagees' Address: FRED...  
MORTGAGE OF REAL ESTATE GREENVILLE, S. C. Thornton, Arnold & Thomason, Attorneys at Law, Greenville, S. C.

1387-194

FEB 12 4 48 PM '77  
DONNIE S. STANFORD  
R.M.C.

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

JOHN B. CULBERTSON (hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto V. ST. C. ALLEN and HELEN M. ALLEN (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 Thirty-Eight Thousand and

no/100----- February 1, 1977 or at the time the Mortgagor vacates the subject premises DOLLARS (\$ 38,000.00 ), with interest thereon from ~~xxx~~ at the rate of 8 per centum per annum, said principal and interest to be repaid:

in monthly payments of \$411.34 commencing February 1, 1977 or on the date subject premises are vacated with a like payment on the same date of each month thereafter until paid in full. The Mortgagor reserves the right to prepay the indebtedness evidenced by this note and mortgage without penalty. All payments are to be applied first to interest and then to principal.

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, City of Greenville, on the east side of South Main Street, in the block bounded by South Main Street, East McBee Avenue, and East Court Street, and having the following metes and bounds, according to a plat made by Dalton and Neves, Surveyors, November, 1956, recorded in the Office of the R.M.C. for Greenville County in Plat Book FF, Page 515:

BEGINNING at a point on the east side of South Main Street, in the center of a 17 inch brick wall, joint front corner of property of M. S. Merritt and running thence along the property of M. S. Merritt through the center of a 17 inch brick wall, S. 72-30 E. 152.5 feet to a point on the west side of a 16 foot alley, joint rear corner of M. S. Merritt property; thence along the west side of said alley S. 17-30 W. 26.5 feet to a point on the west side of said alley in the center of a 17 inch brick wall and at the joint rear corner of property of Carpenter Brothers Drug Company; thence along line of property of Carpenter Brothers Drug Company N. 72-30 W. 152.5 feet (a portion of which distance runs through the center of a 17 inch brick wall), to a point on the east side of South Main Street, joint front corner of property of Carpenter Brothers Drug Company; thence along east side of South Main Street N. 17-30 E. 26.5 feet to the point of beginning.

Derivation: This being the same property conveyed to the mortgagor herein by V. St. C. Allen and Helen M. Allen on January 11, 1977, and recorded in the Office of the Register of Mesne Conveyances in Deed Book at Page

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or 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 and any other equipment or fixtures now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all such fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.

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300 AM

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