

GREENVILLE CO. S.C.

BOOK 1399 PAGE 563

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

FOR THE S. J. WILSON, JR.  
P.M.C.

MORTGAGE OF REAL ESTATE  
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, H. BAXTER CARPENTER, JR. AND MARY STEWART CARPENTER,

(hereinafter referred to as Mortgagor) is well and truly indebted unto MARY T. WILSON AND P. O. WILSON,

(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 and No/100 -----

Dollars (\$ 6,000.00 ) due and payable

five (5) years from date

with interest thereon from May 31, 1977 at the rate of eight per centum per annum, to be paid: annually with the first payment due May 31, 1978

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 southeastern side of Douglas Drive and being known and designated as Lot No. 31 on the plat of Country Club Estates as recorded in the RMC Office for Greenville County in Plat Book "G" at pages 190 and 191, and having, according to said plat, the following metes and bounds:

BEGINNING at an iron pin on the south side of Douglas Drive at the joint front corner of Lots 30 and 31, said pin being 200 feet west of the southwestern corner of the intersection of Douglas Drive and Ridge Drive, and running thence with the line of Lot 30, S. 23-22 E. 150 feet to an iron pin; thence with the rear line of Lot 60, S. 66-38 W. 50 feet to an iron pin; thence with the line of Lot 52, N. 23-22 W. 150 feet to an iron pin on the south side of Douglas Drive; thence with the south side of Douglas Drive N. 66-38 E. 50 feet to the beginning corner.

The above-described property is the same acquired by the Mortgagors by deed from Mary T. Wilson and P. O. Wilson dated May 31, 1977 and recorded on May 31, 1977 in Deed Volume 1057 at page 639, RMC Office for Greenville County, South Carolina.

This is a second mortgage on the premises and is recognized to be junior in priority to that mortgage executed by the Mortgagors herein to South Carolina Federal Savings and Loan Association of even date herewith and to be recorded herewith.

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STATE OF SOUTH CAROLINA  
SOUTH CAROLINA TAX COMMISSION  
DOCUMENTARY  
STAMP  
MAY 31 1977  
TAX  
PB. 11218  
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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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