

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

FILED  
GREENVILLE CO. S.C.  
JUL 1 3 25 PM '77  
DOWNS STANNERSLEY  
R.M.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, LESLIE H. DEAN

(hereinafter referred to as Mortgagor) is well and truly indebted unto H. J. MARTIN AND JOE O. CHARPING

(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 ONE-HUNDRED SIXTY-TWO THOUSAND EIGHT HUNDRED

SEVENTY-FIVE AND 78/100 ----- Dollars (\$ 162,875.78) due and payable

IN Three Hundred (300) equal monthly installments of One Thousand Three Hundred Eleven and 53/100 (\$1,311.53) Dollars, beginning July 1, 1977 and continuing until paid in full. Payments to be applied first to interest and then to principal.

with interest thereon from JUNE 30, 1977 at the rate of 8 1/2% per centum per annum, to be paid: AS SET OUT ABOVE.

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

ALL those certain pieces, parcels and lots of land in the City of Greenville, County of Greenville, State of South Carolina being at the Southeast corner of Bradley Boulevard and Beverly Lane and being known and designated as Lot No. 1, Lot No. 2, Lot No. 3, Lot No. 4, Lot No. 5, and Lot No. 6 as shown on a Plat of property entitled "Property of Joe Martin and Charping" prepared December 6, 1965 by H. C. Clarkson, Jr., and being recorded in Plat Book GGG at Page 339 in the R.M.C. Office for Greenville County, South Carolina.

ALSO:

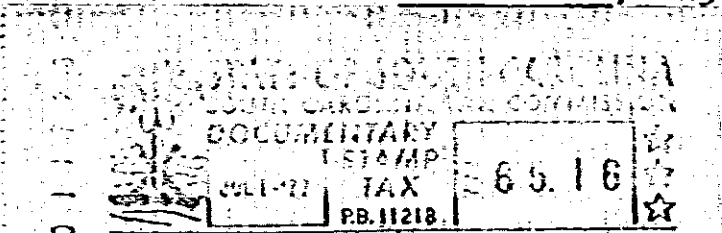
ALL those certain pieces, parcels and lots of land in the City of Greenville, County of Greenville, State of South Carolina being known and designated as Lot No. 7, Lot No. 9, Lot No. 10, Lot No. 11, Lot No. 12 and Lot No. 13 on a Plat of property entitled "Property of Martin and Charping" prepared by H. C. Clarkson, Jr., on September 3, 1968 and being recorded in Plat Book ZZZ at Page 53 in the R.M.C. Office for Greenville County, South Carolina.

SAID Lots may be released at the following prices and according to terms set out below:

Lot 1	\$16,478.17	Lot 7	\$15,953.82
Lot 2	\$16,563.42	Lot 9	\$16,064.26
Lot 3	\$16,221.06	Lot 10	\$15,953.86
Lot 4	\$16,563.66	Lot 11	\$15,954.13
Lot 5	\$16,648.49	Lot 12	\$15,953.86
Lot 6	\$16,563.41	Lot 13	\$15,957.64

IT is understood and agreed that only one (1) Lot may be released during 1977 and no more than Fifty per cent (50%) of the remaining Lots during the year 1978; In the event that more than the above are sought to be released, then the entire balance of this Mortgage will be due and payable in full with no penalty for prepayment.

Derivation: Deed Book 1059, Page 755 - H. J. Martin and Joe O. Charping 7/1/77



Together with all and singular rights, members, necessaries, 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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