

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

GREENVILLE CO. S.C.

1421 4111

20 1032 PM

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

W
H
E
R
E
A
S

WHEREAS, Lula Mae Burton

(hereinafter referred to as Mortgagor) is well and truly indebted unto Larry Carper

(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 Hundred Three and NO/100ths Dollars (\$ 603.00 . .) due and payable

with interest thereon from January 19, 1978 at the rate of 8% computed monthly per centum per annum, to be paid:

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 that certain piece, parcel or lot of land together with buildings and improvements thereon, situate, lying and being on the Southeastern side of Vesta Drive in Greenville County, South Carolina, being known and designated as Lot No. 17 on a plat of VARDRY-VALE, Section 2, made by Campbell and Clarkson Surveyors, Inc. dated March 17, 1969 and recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book WW at Page 53, and having, according to said plat, such metes and bounds as shown thereon.

This property is conveyed subject to all restrictions, easements, and zoning ordinances of record or on the ground affecting said property.

DERIVATION: This is that same property conveyed to Lula Mae Burton and Ellen McMorris by deed of Laland L. Edgar and Mildred P. Edgar dated and recorded concurrently herewith.

This is a second mortgage junior to that mortgage to Cameron Brown Company dated and recorded concurrently herewith.

RECORDED
INDEXED
STAMP
TAX
00.28

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.

0470

4328 RV-2