

P.O. Box 22601
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Mortgage Deed - South Carolina - Jim Walter Homes, Inc.

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

WHEREAS, JAMES WILLIAM CAPPS and wife KAREN S. CAPPS

hereinafter called the Mortgagor, are well and truly indebted to JIM WALTER HOMES, Inc., hereinafter called the Mortgagee, in the full and just sum of THIRTY NINE THOUSAND FIVE HUNDRED SIXTY FOUR and ^{NO}/₁₀₀ Dollars, (\$39,564.⁰⁰) evidenced by a certain promissory note in writing of even date herewith, which note is made a part hereof and herein incorporated by reference, payable in 180 monthly installments of TWENTY AND NINETEEN ⁰⁰/₁₀₀ Dollars (\$21.98⁰⁰) each, the first installment being due and payable on or before the 5TH day of MAY, 1978, with interest at the rate of six per cent (6%) per annum from the date of maturity of said note until paid, and said Mortgagor having further promised and agreed to pay ten per cent (10%) of the whole amount due for attorney's fee, if said note be collected by attorney or through legal proceedings of any kind, reference being thereunto had will more fully appear.

NOW, KNOW ALL MEN, That the said Mortgagor, in consideration of the said debt and sum of money aforesaid, and for better securing the payment thereof, according to the terms and tenor of said note, and also in consideration of THREE (\$3.00) DOLLARS to them in hand well and truly paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said Mortgagee, all that tract or lot of land lying, being and situated in GREENVILLE County, State of South Carolina and described as follows, to-wit:

All that certain piece parcel of land lying and being situated in Greenville County, S. C., Greenville County Tax Map 612.2-1-29.1.

BEGINNING AT A concrete monument corner of Rogers property and James Capp's property which point is approximately 2205 feet east of Old Greenville-Pelzer Road; thence along county dirt road S 67-25 E 203.2 feet to an iron pin; thence S 28-24 E 223.5 feet to an iron pin; thence S 61 - 24 W 156.5 feet to an iron pin on line of Rogers property; thence with Rogers line N 24 - 07 W 383 feet to the POINT OF BEGINNING.

Containing 1.0 acres.

The above said acre is an exact portion of the 3.15 acre tract of land conveyed to James W. Capps by Charles J. Mathis and Jean Andrews Mathis by deed dated October 19, 1976 and recorded in deed book 1044 at page 937 in the RMC Office of Greenville County, State of South Carolina.