

Bankers Trust-Trust Dept.  
P. O. Box 608  
Greenville, S. C. 29602

FILED  
GREENVILLE CO. S. C.

BOOK 1432 PAGE 777

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

}

MAY 22 3 11 PM '78  
DONNIE S. TANKERSLEY  
R.H.C.  
MORTGAGE OF REAL ESTATE  
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, We, WILLIAM M. CARPENTER, JR. and RYAN D. CARPENTER

(hereinafter referred to as Mortgagor) is well and truly indebted unto BANKERS TRUST OF SOUTH CAROLINA and NENA McSWAIN CARPENTER JOHNSON, as Trustees under Last Will and Testament of William McNeill Carpenter

(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 TWENTY FIVE THOUSAND and No/100-----

----- Dollars (\$ 25,000.00 ) due and payable according to the terms of the note of even date for which this mortgage stands as security.

with interest thereon from date at the rate of 8.25% per centum per annum, to be paid by amortization.

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:

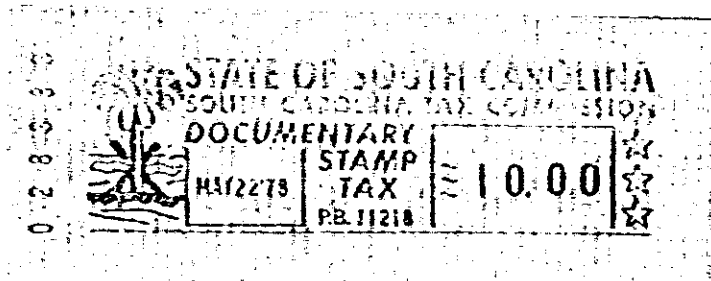
"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, on the western side of Sweetbriar Road (formerly Greenbrier Road), in Chick Springs Township, near the City of Greenville, being known and designated as Lot No. 49 as shown on a plat of Section Two, LAKE FOREST HEIGHTS, recorded in the R.M.C. Office for Greenville County in Plat Book KK at Page 105, and having, according to said plat, the following metes and bounds:

BEGINNING at an iron pin on the western side of Sweetbriar Road at the joint front corner of Lots Nos. 48 and 49, and running thence with the line of Lot No. 48, S. 88-03 W. 157.6 feet to an iron pin in the rear line of Lot No. 47; thence with the rear line of Lot No. 47, S. 17-24 E. 54.4 feet to an iron pin; thence with the rear line of Lot No. 46, S. 4-56 E. 96 feet to an iron pin at the joint rear corner of Lots Nos. 49 and 50; thence with the line of said Lot No. 50, N. 82-35 E. 149.5 feet to an iron pin on the western side of Sweetbriar Road; thence with the western side of Sweetbriar Road, N. 12-56 W. 60 feet to an iron pin; thence continuing with the western side of Sweetbriar Road, N. 1-29 W. 75 feet to the point of beginning.

This is the same property conveyed to the mortgagors herein by deed of June Becker Day, dated May 22, 1978, to be recorded simultaneously herewith.

Upon early payment of any amount for reduction of principal, at any time or times, the instant mortgage and the note secured hereby will be re-amortized, consistent with the remaining unpaid principal balance, and for the time period remaining on said note and mortgage, payments to continue monthly at the same rate of interest as heretofore, based upon the new principal debt owed.

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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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