

MORTGAGEE'S ADDRESS:
17 W. North Street
Greenville, S.C. 29601
STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
OFFICE OF THE CLERK OF COURT
SOUTH CAROLINA
GREENVILLE
FEB 20 12 44 PM '79
ANNERSLEY

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

1473 473

WHEREAS, Larry Carper

(hereinafter referred to as Mortgagor) is well and truly indebted unto Harry B. Luthi, As Trustee for Harry B. Luthi Trust

(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 FORTY THOUSAND AND NO/100

Dollars (\$ 40,000.00) due and payable

on February 20, 1980

with interest thereon from date at the rate of Nine (9%) per centum per annum, to be paid: monthly

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

ALL those pieces, parcel or lots of land, lying, being and situate on the North side of Florida Avenue, in the County and State aforesaid, in Greenville Township, and being known and designated as Lots Nos. 174 and 175 of Section 2 of Oak-Crest as shown on plat prepared by C.C. Jones and Associates, Engineers, dated January 1955 and which plat has been recorded in the RMC Office for Greenville County in Plat Book GG, pages 130 and 131.

This is the same property conveyed to the mortgagor by Deed of the mortgagee recorded August 10, 1979, RMC Office for Greenville County, S.C. and is given to secure a portion of the purchase price.

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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 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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