

STATE OF SOUTH CAROLINA
COUNTY OF

MORTGAGE OF REAL ESTATE

BOOK 1432 PAGE 871

GRF FILED
JAN 5 2 43 PM '88
DONNIE STANKERSLEY
R.M.C.

ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, *Jerome Smith*

(hereinafter referred to as Mortgagor) is well and truly indebted unto *Elizabeth S. 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

Fourteen Hundred Fifty-Seven & 86/100-----Dollars (\$ 1,457.86) due and payable

in full on March 31, 1980 or before

with interest thereon from date at the rate of *8%* 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 that piece, parcel or lot of land, together with all buildings and improvements thereon, situate, lying and being on the southwesterly side of Ineeda Drive, in Gantt Township, Greenville County, South Carolina, being shown and designated as Lot No. 20 on a plat of SHERMAN PARK, Section 2, made by Campbell & Clarkson Surveyors, Inc., dated April 1, 1974, recorded in the R. M. C. Office of Greenville County, South Carolina, in Plat Book 4-R at Page 66, reference to which is hereby craved for the metes and bounds thereof.

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

This being the same property conveyed unto Norris Ham by deed of A. J. Prince Builders, Inc., dated June 24, 1976, recorded June 25, 1976, in Deed Book 1038, at Page 640, in the R. M. C. Office for Greenville, S. C.

This property is conveyed also subject to mortgage indebtedness due to Carolina National Mortgage Investment Co., Inc., dated June 25, 1976, recorded in Mortgage Book 1371, at Page 199, in the R. M. C. Office for Greenville County, having a present balance due of approximately \$25,689.75 and also the mortgage indebtedness due to United Virginia Mortgage Corporation recorded in Mortgage Book 1491, at Page 569, in the R. M. C. Office for Greenville County, having a present balance due of approximately \$2,777.00.

*Elizabeth S. Carper
808 Kenilworth Drive
Greenville, South Carolina 29611*

GCTC --- 1 JA

STATE OF SOUTH CAROLINA
DOCUMENTARY
STAMP
TAX
\$ 00.00

Together with all and singular rights, members, herditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all 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 such 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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