

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

AUG 15 2 47 PM '80
DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Mr. Richard E. Carver, Jr.

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

Mrs. Barbara C. Stovall

(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

Dollars (\$ 5500.00) due and payable

Five Thousand Five Hundred and No/100

with interest thereon from August 15, 1980 at the rate of 10% per centum per annum, to be paid \$150.00 per month

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 Mortgagee 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 piece, parcel or lot of land with improvements thereon situate, lying and being in Greenville Township, Greenville County, State of South Carolina at the Northwest corner of the intersection of Edgemont Avenue and Sumpter (Sumter) Street in a development known as Riverside and known and designated as Lot No. 22, Block "C" according to a plat of record in Plat Book A, at Page 323 in the RMC Office for Greenville County and having the following metes and bounds, to-wit:

BEGINNING at a point on the West side of Sumpter (Sumter) Street, thence N 10-15 East 125 feet to a point on the South side of a 15 foot alley; thence with the Southern side of said Alley, N 79-45 West 64 feet to a point at joint corner of Lots No. 21 and 22; thence with the line of lot No. 21, South 10-15 West 125 feet to a point on the North Side of Edgemont Avenue; thence with the North side of Edgemont Avenue, South 79-45 East 64 feet to the beginning corner.

This being the same property conveyed to the mortgagor herein by deed of the mortgagee as recorded in the RMC OFFICE for Greenville, County, S. C. in Deed Book # 1106 at Page 626 on July 13, 1979.

Together with all and singular rights, members, tenements, and appurtenances to the same belonging in any way incident or appertaining, and all of the rents, issues, and profits which may now 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 Mortgagee covenants that it is lawfully seized of the premises herein above described in fee simple absolute, that it has good right and is lawfully entitled to sell, convey, or otherwise dispose of the premises in fee simple absolute, free and clear of all liens and encumbrances except as provided herein. The Mortgagee 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 who may lawfully claim during the same or any part thereof.

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