

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

FILED
GREENVILLE COUNTY S.C.
MORTGAGE OF REAL ESTATE

BOOK 1523 PAGE 91

TO ALL WHOM THESE PRESENTS MAY CONCERN:
JOHN TANNERSLEY
R.M.C.

WHEREAS, I, James Riddle

(hereinafter referred to as Mortgagor) is well and truly indebted unto Larry B. 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
Fifteen Thousand Eight Hundred Sixty & 00/100 Dollars (\$ 15,860.00) due and payable

\$178.84 per month starting Nov. 1, 1980 and each and every month thereafter until the principal balance is paid in full. Interest shall be deducted from monthly payments with balance applied toward principal. All payments paid after the 10th day of each month shall bear a 5% late charge.

with interest thereon from date at the rate of 13% 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:

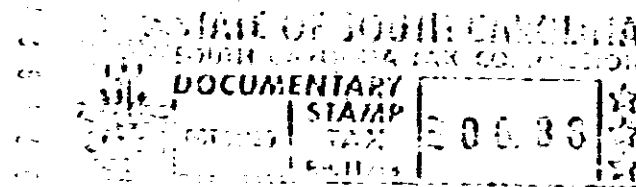
"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, situate, lying and being on the southern side of Cardwell Street and being known and designated as Lot No. 33 on a plat of Section No. 6, DUNEAN MILL recorded in the RMC Office for Greenville County in Plat Book S at Pages 172-177, and being shown on a more recent plat entitled "Property of John A. Cope", prepared by Carolina Surveying Company, dated September 13, 1978, recorded in the RMC Office for Greenville County in Plat Book 6t at page 48 and having such metes and bounds as shown on the more recent plat, reference to which is hereby made for a more complete description.

Derivation: Deed of John A. Cope, recorded October 31, 1980.

This conveyance is subject to all restrictions, setback lines, roadways, zoning ordinances, easements and rights-of-way appearing on the property and or of record.

The Mortgage herein shall, assume the payment of a first mortgage in the amount of \$10,213.26.

Larry B. Carper
3704 White Horse Rd
Greenville, S. C. 29611



Together with all and singular rights, members, hereditaments, 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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