

MORTGAGE OF REAL ESTATE

1527-1547

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLEMORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Ralph W. Pope

(hereinafter referred to as Mortgagor) is well and truly indebted unto Charlotte F. Sharp

(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 Nine thousand five hundred sixty six and 15/100-----

-----Dollars (\$ 9,566.15) due and payable
with interest thereon from date at the rate of 10 1/2% per annum. Principal shall be repayable in 5 equal annual installments each in the amount of \$318.87, and interest upon the unpaid principal balance shall also be due and payable annually together with the principal payment. The first annual installment of principal and interest shall be due and payable on December 16, 1981 and the following four annual installments shall be due and payable on the same date each and every year thereafter until December 16, 1986, at which time the unpaid principal and accrued interest balance then due and owing shall become due and payable in full. All interest not paid when due to bear interest at the same rate as principal.

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, the Mortgagee's heirs, 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 East Dorchester Boulevard, being known and designated as Lot No. 87 as shown on a plat entitled "Belle Meade, Sections 1 and 2", prepared by Piedmont Engineering Services, dated June, 1954, and recorded in the RMC Office for Greenville County, South Carolina, in Plat Book EE at pages 116 and 117 and having, according to said plat, the following metes and bounds:

Beginning at an iron pin on the western side of East Dorchester Boulevard at the joint front corner of Lots Nos. 87 and 88 and running thence with the common line of said lots S. 71 W. 196.6 feet to an iron pin; thence along the rear line of Lots Nos. 124 and 125 N. 28-13 W. 71 feet to an iron pin; thence along the common line of Lots Nos. 88 and 87 N. 71 E. 203.1 feet to an iron pin on East Dorchester Boulevard; thence with the western side of East Dorchester Boulevard S. 19-0 E. 70 feet to the point of beginning.

This is the same property conveyed to the mortgagor by deed of Charlotte F. Sharp recorded in the RMC Office for Greenville County in Deed Book 1137 at page 30 on December 16, 1980.

This is a second mortgage, junior in lien to that certain mortgage given by Bobby E. Black and Claudia J. Black to Cameron-Brown Company on May 12, 1976 and being recorded in the RMC Office for Greenville County on May 14, 1976 in Mortgage Book 1367 at page 522.

The mortgagee's address is: 91 Forest Lane, Greenville, SC 29605

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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