

MORTGAGEE'S MAILING ADDRESS: Route 1, Box 399, Travelers Rest, S. C. 29690

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STATE OF SOUTH CAROLINA } FILED
COUNTY OF GREENVILLE } CO. S. C.

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN.

WHEREAS,

JUL 30 2 22 PM '81
Raymond F. Upton and Margaret B. Upton
DONNIE S. TANKERSLEY

(hereinafter referred to as Mortgagor) is well and truly indebted unto Frances D. Carlton

(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

Twenty Five Thousand, Five Hundred and No/100 Dollars (\$ 25,500.00) due and payable \$125.00 on the 1st day of September, 1981 and \$125.00 on the 1st day of each and every succeeding calendar month thereafter until paid in full; if not sooner paid this note and mortgage shall be due and payable in full 17 years from date. No interest is charged on this indebtedness so long as the same is paid on a current basis. The right is given to prepay this indebtedness at any time and from time to time without penalty.

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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

ALL that certain piece, parcel or lot of land situate, lying and being in the County of Greenville, State of South Carolina in Union Bleachery Village being known and designated as Lot No. 57 as shown on a plat entitled "Subdivision for Union Bleachery, Division of Cone Mills Corporation" prepared by Piedmont Engineers, dated March, 1959 and recorded in the RMC Office for Greenville County in Plat Book QQ at Pages 80 and 81 and having according to said plat such metes and bounds as appears thereon.

This being the same property conveyed to the mortgagors herein by deed of Frances D. Carlton of even date and to be recorded herewith.

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STATE OF SOUTH CAROLINA
DOCUMENTARY TAX COMMISSION
DOCUMENTARY TAX STAMP
JUL 30 1981
10.20

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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