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CORRECTIVE MORTGAGE

MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, DONALD C. CULCLASURE

(hereinafter referred to as Mortgagor) is well and truly indebted unto ALICE M. CULCLASURE

(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 Forty-Seven Thousand Five-Hundred and 00/100

-----Dollars (\$ 47,500.00 ) due and payable

with interest thereon from 9/30/80 at the rate of 7 % per centum per annum, to be paid:  
In thirty(30) years at \$325.00 per month beginning 10/15/81 and continuing until paid in full.

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 City and County of Greenville, State of South Carolina, and being known and designated as Lot No. 107 and Part Lot No. 106 on a Plat of Vista Hills recorded in Plat Book "P" at Page 149, and having, according to said plat, the following metes and bouns, to-wit:

BEGINNING on the western side of Ashford Avenue at the joint front corner of Lots 106 and 107, which point is 161.7 feet south of the southwestern intersection of Ashford Avenue and Wellington Avenue, and running thence with said line N. 50-50 W. 137.4 feet to an iron pin at the rear corner of said lot in the center of a 15 foot alley; thence along the center of said 15 foot alley S. 42-16 W. 80 feet to an iron pin; thence running S. 42-43 E. 134.7 feet to an iron pin; thence running N. 43-36 E. 100 feet to the point of beginning.

THE above description includes one-half (1/2) of a 15 foot alley at the rear of these lots, but it is distinctly understood and agreed that the rear 7 1/2 feet of these lots, together with the rear 7 1/2 feet of the lots adjoining them in the rear, shall be used as a public alley, as shown on the aforementioned plat.

ALSO:

ALL that certain piece, parcel or lot of land situate, lying and being in the City and County of Greenville, State of South Carolina, and being known and designated as Lot No. 105 and Part Lot No. 106 on a Plat of Vista Hills recorded in Plat Book "P" at Page 149, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING on the western side of Ashford Avenue at the joint front corner of Lots 106 and 107, said point being 161.7 feet south of the southwestern intersection of Ashford Avenue and Wellington Avenue, and running thence N. 50-50 W. 137.4 feet to a point in the center of a 15 foot alley; thence with the center of said 15 foot alley N. 27-50 E. 52.2 feet to a point; thence continuing N. 16-02 E. 159.8 feet to a point on the southwestern side of Wellington Avenue; thence with the southwestern side of Wellington Avenue S. 37-01 E. 175.6 feet to a point; thence running with the western side of Ashford Avenue S. 18-11 W. 81.7 feet to a point; thence continuing S. 31-00 W. 80 feet to the point of beginning.

(CONTINUED ON NEXT PAGE)

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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