

GREENVILLE

BOOK 1627 PAGE 676

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Mary Etta Rose and Philip M. Rose

(hereinafter referred to as Mortgagor) is well and truly indebted unto Perry J. McCarter and Mary E. McCarter

(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 Ten Thousand and No/100----- Dollars (\$ 10,000.00) due and payable

in one hundred forty-four (144) equal, monthly installments of \$131.35 each, commencing November 1, 1983, and continuing each and every month month thereafter, until paid in full,

with interest thereon from date at the rate of 12% 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, containing 7.31 acres according to a plat of the property of Perry J. McCarter Made by John A. Simmons, Tri-State Surveyors, on May 16, 1980, and amended August 11, 1983, said property having the following courses and distances, to-wit:

BEGINNING at a nail and cap in Suber Road and running thence along property now or formerly of Douglas Peace, N. 70-53 E. 38.18 feet to a point; thence continuing N. 70-53 E. 280.22 feet to a new iron pin; running thence, N. 70-53 E. 543 feet to an old iron pin in center of branch; thence with the branch as the line, S. 58-27 E. 445 feet; running thence, S. 71-26 W. 631.3 feet to a new iron pin; thence continuing S. 71-26 W. 21.3 feet to a nail and cap in the center of Suber Road; thence with the approximate center of Suber Road, N. 33-40 W. 91.5 feet; thence, continuing with the approximate center of said Road, N. 33-06 W. 358.5 feet to a nail and cap at the beginning corner.

This is to the same property conveyed to Mary Etta Rose and Philip M. Rose by deed of Perry J. McCarter and Mary E. McCarter which is being recorded simultaneously herewith in Deed Book 1197, at Page 202.

The lien of this mortgage is junior and inferior in rank to that mortgage given of even date to Sharonview Federal Credit Union in the amount of \$24,675.00 which is being recorded simultaneously herewith in REM Book 1627, at Page 674.

RECORDED
STAMP
TAX \$ 04.00

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Together with all and singular rights, members, herditaments, 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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