

FILED
GREENVILLE CO. S. C.

BOOK 1632 PAGE 511

STATE OF SOUTH CAROLINA }
COUNTY OF Greenville }

OCT 26 4 CO. CL. '83
DONALD C. LAVALLE
R.M.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, WE, DAVID CLAUDEPIERRE AND BEVERLY CLAUDEPIERRE

(hereinafter referred to as Mortgagor) is well and truly indebted unto

HOECHST EMPLOYEES CREDIT ASSOCIATION

(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

EIGHTEEN THOUSAND SEVEN HUNDRED SIXTY EIGHT & NO/100 Dollars (\$ 18,768.00) due and payable

IN ACCORDANCE WITH THE TERMS OF THE NOTE OF EVEN DATE
HEREWITH FOR WHICH THIS MORTGAGE STANDS AS SECURITY

with interest thereon from date at the rate of 13.50 per centum per annum, to be paid: bi-weekly

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, being shown and designated as 1.03 acres, which is a portion of the property recorded in the R.M.C. Office for Greenville County in Plat Book HHH at Page 77, and having, according to a more recent survey prepared by K. T. Gould, R.L.S., dated July 25, 1973, the following metes and bounds, to-wit:

BEGINNING at a nail and bottle cap in the center of Hammett Road and running thence with property now or formerly of Jean L. Neely, S. 53-21 E. 368.21 feet to an iron pin; thence running S. 81-00 W. 170.0 feet to an iron pin; thence running N. 68-39 W. 296.99 feet to a nail and bottle cap; thence running with the center of Hammett Road N. 68-39 W. 31.55 feet to a nail and bottle cap; thence running N. 64-00 E. 110.3 feet to a nail and bottle cap; thence continuing with said road N. 45-17 E. 111.7 feet to an iron pin, the point of BEGINNING.

THIS is the same property conveyed to the Mortgagors herein by deed of Jean L. Neely dated October 3, 1983 and recorded October 3, 1983.

RECORDED IN THE COUNTY OF GREENVILLE, SOUTH CAROLINA
BOOK 1632 PAGE 511
OCT 26 1983
STAMP
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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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