

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

MORTGAGE OF REAL ESTATE

FILED TO ALL WHOM THESE PRESENTS MAY CONCERN:
GREENVILLE COUNTY S.C.

WHEREAS, Jack R. Corpening and Jinny J. Corpening
(hereinafter referred to as Mortgagor) is well and truly indebted to Alvin E. Smith, Trustee under Trust Agreement dated April 21, 1978

(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

Four Thousand Nine Hundred Thirty-four and 79/100----- Dollars (\$4,934.79) due and payable

According to the terms of the Note dated herewith.

with interest thereon from (See Note) at the rate of (See Note) per centum per annum, to be paid:

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 Lot No. 21 on plat of Bateswood Subdivision, said plat recorded in the RMC Office for Greenville County in Plat Book 6-H at Page 69, reference to said plat being made for a more complete description.

This is the same property as conveyed to the mortgagors by deed of Alvin E. Smith, Trustee under Trust Agreement dated April 21, 1978, said deed recorded in the RMC Office for Greenville County on even date herewith.

This Mortgage not assumable without Mortgagee's consent. The balance due on this Mortgage is due and payable in full upon any sale, conveyance or transfer of the property secured herein.

MORTGAGEE'S ADDRESS:

600 E. Washington Street
Greenville, S.C. 29601

STATE OF SOUTH CAROLINA
PUBLIC COMPANY FOR DEEDS
DOCUMENTARY
JAN 27 1978
STAMP TAX \$ 02.00

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.

0570

74328-RV-21