

Mailing Address: 12 Wren Street
Greenville, SC 29609

(6593)
MORTGAGE OF REAL ESTATE - Hill, Wyatt & Bannister, Greenville, S.C.

FILED
GREENVILLE, S.C.

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STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

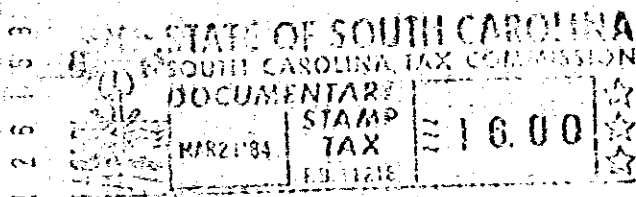
MAR 21 12 24 PM '84
DONNIE BANNISTER
R.N.C.
PURCHASE MONEY
MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

MATTHEW J. CHARPIA, JR.

(hereinafter referred to as Mortgagor) SEND (S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto J. BERNARD EASTERLIN and D. B. ATTAWAY (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 Thousand and no/100 -----DOLLARS (\$ 40,000.00)
~~with interest thereon from date of the note to the date of payment of the principal and interest to be repaid as follows:~~ set forth in note of even date herewith



WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced or readvanced 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, his heirs, successors and assigns the following described piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon:

PARCEL NO. 1 - ALL that certain piece, parcel or lot of land with the buildings and improvements thereon, lying on the southeasterly corner of the intersection of Rutherford Street and Walker (Alley) Street, in the City of Greenville, South Carolina, and having, according to a plat entitled "Property of Matthew J. Charpia, Jr." made by Webb Surveying & Mapping Co. dated March 14, 1984, the following metes and bounds, to-wit:

BEGINNING at an "X" on top of the curb at the southeasterly corner of the intersection of Rutherford Street with Walker Street and running thence along the southerly side of Walker Street S. 88-10 E. 213.21 feet to a point; thence S. 0-44 W. 70 feet to an iron pin; thence N. 87-53 W. 213.20 feet to an iron pin on the easterly side of Rutherford Street; thence along said Street N. 0-43 E. 70 feet to an iron pin, the point of beginning.

PARCEL NO. 2 - ALL that certain piece, parcel or lot of land with the improvements thereon, lying and being on the southerly and westerly side of Walker (Alley) Street, and being contiguous to Parcel No. 1 above, in the City of Greenville, South Carolina, and having, according to the aforementioned plat in the description of Parcel No. 1, the following metes and bounds, to-wit:

BEGINNING at an iron pin at the southwesterly corner of said Alley and running thence along the westerly side thereof S. 3-28 W. 141.99 feet to an old iron pin; thence N. 87-59 W. 69.55 feet to an old iron pin; thence N. 0-44 E. 140.70 feet, more or less, to a point on the southerly side of Walker (Alley) Street; thence along said Street S. 88-10 E. 76.3 feet to an iron pin, the point of beginning.

These are the same properties conveyed to the Mortgagee herein by deed of J. Bernard Easterlin, Nina R. Easterlin, D. B. Attaway, and Ressie B. Attaway of even date herewith to be recorded.

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4.0001

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or 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 and any other equipment or 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.

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