

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

30 10 9 58 AM '76
DORIS S. TANKERSLEY
R.M.C.

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, SANDRA MOSS

(hereinafter referred to as Mortgagor) is well and truly indebted unto CARPER PROPERTIES, INC.

(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

Six thousand five hundred and fifty six & fourty five Dollars (\$ 5,556.45) due and payable

In payments of 75.00 a month with 8% monthly interest deducted and remaining balance to reduce principal, with payments to begin October 1976.

with interest thereon from October 1, 1976 at the rate of 8% 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:

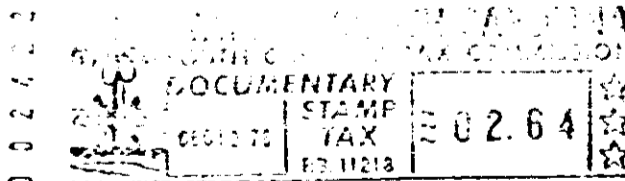
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration 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, near the Judson Mill, being known and designated as Lot 54 on Plat of lands of Pride and Patton Land Company recorded in the RMC Office for Greenville County in Plat Book E, page 249, and having the following metes and bounds, according to said plat:

Beginning at an iron pin on the north side of Heatherly Drive 100 feet east of the corner of Heatherly Drive and Valley Street, and running thence with Heatherly Drive S. 53-45 E. 50 feet to an iron pin, corner of Lot No. 53; thence with the line of said Lot N. 36-15 E. 182.6 feet to an iron pin, corner of Lot No. 75; thence with line of said lot N. 59-23 W. 50.24 feet to an iron pin, corner of Lot No. 55; thence with line of said lot S. 36-15 W. 177.7 feet to beginning corner.

This is the same lot conveyed to Carper Properties, Inc. by Residential Enterprises, Inc. the 24th day of January 1975 at 11:34 a.m. recorded in Book 1013 of Deeds, page 644.

As a part of the consideration for this conveyance, the grantee herein assumes and agrees to pay that certain mortgage held by CIT Financial Services, Inc. in the original amount of \$8,760.00 recorded October 29, 1971 in mortgage volume 1212 page 335, on which there is a balance due of \$5,449.73.



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.