

LEATHERWOOD, WALKER, TODD & MANN

MORTGAGE OF REAL ESTATE—Offices of Leatherwood, Walker, Todd & Mann, Attorneys at Law, Greenville, S.C.

1999 327

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

GREENVILLE CO. S.C.

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

WHEREAS, RAYMOND T. CULCLASURE AND ALICE M. CULCLASURE

(hereinafter referred to as Mortgagor) is well and truly indebted unto NANCY S. O'NEILL

(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 FOURTEEN THOUSAND FIVE HUNDRED AND NO/100

Dollars (\$ 14,500.00) due and payable

in full on May 30, 1978 or on the date of the closing of the sale of the borrower's present home at 17 Ashford Avenue, Greenville, South Carolina, whichever first occurs with interest thereon from the date hereof at the rate of eight per centum per annum, to be paid: on maturity date of principal payment

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, the Mortgagee's heirs, 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, in Butler Township, being known and designated as Lot No. 25, Map No. 2 of Liberty Park, a plat of which is recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book MM, page 39, and having, according to said plat, the following metes and bounds to-wit:

BEGINNING at an iron pin on the southeastern side of Edwards Road at the joint front corner of Lots No. 24 and 25 and running thence along the joint line of said lots, S. 39-53 E. 151.8 feet to an iron pin; thence with the line of Lots No. 26 and 27 S. 50-28 W. 179.9 feet to an iron pin on the eastern side of Valerie Drive; thence with the eastern side of Valerie Drive N. 20-15 W. 137.8 feet to an iron pin; thence along the curve of intersection of Valerie Drive and Edwards Road, the chord of which is N. 15-33 E. 40.5 feet to an iron pin on the southwestern side of Edwards Road; thence along the southeastern side of Edwards Road N. 51-22 E. 100 feet to the point of beginning, being the same property conveyed to the mortgagors herein by deed of Nancy S. O'Neill, recorded on the same day as the date of recordation of this mortgage.

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
STAMP
TAX
MAY 1977
PB 11218
05.80

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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