

MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

GREENVILLE CO. S. C. MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

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DORRIS S. TANNEBERG
R.M.C.

WHEREAS, George Dmerrond

hereinafter referred to as Mortgagor is well and truly indebted unto Elizabeth S. Carper

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

Nineteen Thousand Twelve & 00/100

Dollars (\$ 1,212.00) due and payable
monthly in payments of \$49.00 each and every month thereafter until paid in full.

with interest thereon from February 1, 1976 at the rate of 8% per annum 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 Mortgagee'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 Mortgagee may hereafter be indebted to the Mortgagor at any time, has advanced 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,

adjoining Oakview Subdivision and lying south of Lot 86 of said Oakview Subdivision being shown and designated as .280 acres on a plat of property of George Dmerrond made by Dalton & Neves dated January, 1976 and recorded in the R. M. C. Office for Greenville County in Plat Book 336 at Page 165 and having, according to said plat, such areas and bounds as shown thereon.

This property is conveyed subject to all restrictions, easements, and zoning ordinances of record or on the ground affecting said property.

DERIVATION: This being a portion of the property conveyed to Elizabeth S. Carper by deed of James Bivings dated September 2, 1977 and recorded on September 1, 1977 in the R. M. C. Office for Greenville County in Deed Book 1063 at Page 377.

Elizabeth S. Carper
3704 White Horse Road
Greenville, South Carolina 29611

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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