

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

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

WHEREAS, LARRY B CARPER & CHARLES W BENNETT

(hereinafter referred to as Mortgagor) is well and truly indebted unto FRANK ULMER LUMBER CO, 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

NINE THOUSAND TWO HUNDRED THIRTY EIGHT & 72/100-----Dollars \$9,238.72) due and payable
IN FULL BY DEC. 1, 1976

with interest thereon from DEC 2ND, 1974 at the rate of 3 1/2 per centum per annum, to be paid: ANNUALY

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, located at the northwestern corner of Welcome Avenue and Mary Street, being known and designated as Lot 117 and a small strip of lot 116, as shown on a plat entitled, Camilla Park, Map #2, prepared by W.J. Riddle, dated December, 1943, of record in the Office of the RMC for Greenville County in plat book M, page 85, and having to said plat the following metes and bounds, to-wit:

AS TO LOT #117:

Beginning at an iron pin on the northwestern side of Welcome Avenue at the intersection of Welcome Avenue and Mary Street, running thence with the northwestern side of Welcome Avenue S. 59-30 W. 150 feet to a stake at the corner of Lot 86; running thence with the line of Lots 86, 87 and 88 N. 6-42 W. 203.3 feet to a stake at the corner of Lot 116; running thence with Lot 116 S. 87-52 E. 187 feet to an iron pin on Mary Street; running thence with the western side of Mary Street S. 2-08 W. 76 feet to a stake; thence continuing with Mary Street S. 35-18 W. 53.6 feet to the beginning corner.

AS TO PORTION OF LOT #116:

Beginning at an iron pin on the western side of Mary Street, at the joint front corner of Lots 116 & 117; running thence with the western side of Mary Street N. 2-08 E. 20 feet to a stake; running thence through Lot #116 in a new line, N. 87-52 W. 190 feet more or less to an iron pin in the rear line of Lot 116; running thence with the rear line of Lot 116 S. 6-42 E. 20 feet to an iron pin at the rear corner of Lots 116 and 117; running thence with the joint line of said lots S. 87-52 E. 187 feet to the beginning corner.

This is the same property conveyed to the grantors by Francis L. Bouchillon by deed recorded in vol. 941 page 280 on April 18, 1972, in the RMC Office for Greenville County, S.C. This conveyance is made subject to all easements, restrictions, and rights of way of record or on the ground.



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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