

MORTGAGE OF REAL ESTATE

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GREENVILLE CO. S.C.

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PURCHASE MONEY

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

WHEREAS, GUIDO H. CAPRI and AUDREY A. CAPRI

(hereinafter referred to as Mortgagor) is well and truly indebted unto BANKERS TRUST OF SOUTH CAROLINA, As Trustee under the Will of Warthen J. Sullivan, Deceased,

(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

ONE HUNDRED TWENTY-FIVE THOUSAND AND NO/100----- Dollars (\$125,000.00 ) due and payable over a term of ten (10) years in equal monthly installments of One Thousand Five Hundred Eighty-Three and 50/100 (\$1,583.50) Dollars commencing on January 20, 1976, and continuing on the 20th day of each month thereafter until paid in full, said payments to be applied first to interest and balance to principal, with interest thereon from \_\_\_\_\_ date \_\_\_\_\_ at the rate of nine (9%) 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, 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, on the eastern side of Augusta Road (U. S. Highway No. 25) and the southern side of Lydia Street near the City of Greenville, being shown and designated as Tract No. 6 on plat of Redeemer Heights, property of W. J. Sullivan dated October, 1951, by W. J. Riddle, Surveyor, recorded in the Greenville County RMC Office in Plat Book GG, page 19, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of Augusta Road (U. S. Highway No. 25) at the northwestern corner of property now or formerly owned by Dunn and running thence with the eastern right-of-way of Augusta Road N 1-31 W 602.8 feet to a point in Lydia Street; thence running with the line in Lydia Street N 71-40 E approximately 391.3 feet to a point; thence S 28-35 W 523.3 feet to a point at the southwestern corner of Tract No. 4 as shown on the aforesaid plat; thence running S 65-56 W 48.8 feet to a cast iron monument; thence with the line of property now or formerly of Dunn S 66-18 W 617 feet to an iron pin on the eastern right-of-way of Augusta Road being the point of beginning, subject to highway and road rights-of-way for Augusta Road and Lydia Street.



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 is 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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