

SEP 23 2 24 PM '77

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Mortgagee's address:
DORRIP S. TANKERSLEY

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE } MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN: John Bolt Culbertson

(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto Margaret T. Tweed

(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

Twenty-eight Thousand Six Hundred and No/100 -- DOLLARS (\$ 28,600.00), with interest thereon from date at the rate of eight per centum per annum, said principal and interest to be repaid:

Principal shall be repaid within five years from date, with interest at the rate of eight percent per annum to be repaid monthly, beginning September 1, 1977, and continuing on the first day of each month thereafter until principal balance is paid in full.

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, Chick Springs Township, about one and one-half miles south of the City of Greer, being shown as 5.72 acres according to plat of the "Property of Margaret T. Tweed" dated July 25, 1977, prepared by John A. Simmons, RLS, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an IPN at the corner of property of Margaret T. Tweed and the southwestern rear corner of property of John H. Greer, said IPN being N 79-05 W 282.9 feet from State Highway No. 14 along common line of property of Tweed and property of Pleasant Grove Baptist Church; thence running, S 41-13 W 267.7 feet to an ipo, and continuing along the common line of this property and property of Hayden W. Smith, S 34-56 W 199.5 feet to an IPN; thence continuing along common line of this property and property of C.R. and Mattie Nodine, S 38-33 W 120 feet to an IPN thence turning and running with the common line of this property and property of A.P. Burnett Estate, N 51-37 W 293.3 feet to an ipo, and continuing, N 51-13 W 217.6 feet to an ipo at the joint corner of this property, property of Burnett Estate and property of Helen M. Tinsley; thence, N 47-12 E 139.1 feet to an ipo; thence N 63-21 E 553.5 feet to an ipo; thence turning and running with property line of Williams and property of Hester, S 39-48 E 262.9 feet to an IPN, the point of beginning.

This is the same property conveyed to the Mortgagor by deed of Margaret T. Tweed dated August 19, 1977 and recorded of even date herewith.

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or 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 and any other equipment or fixtures now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all such fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.

The mortgagor shall have the right to anticipate payment in full or in part at any time without penalty.

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