

MORTGAGE OF REAL ESTATE prepared by E. Randolph Stone, Attorney at Law, 124 Broadus Avenue, Greenville, S.C. 29601

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, Ernest Heyward Lupo,

(hereinafter referred to as Mortgagor) is well and truly indebted unto N-P Employees Federal Credit Union

(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 Ten Thousand Three Hundred Dollars (\$ 10,300.00 ) due and payable as set out in said note in One Hundred Forty-Four (144) monthly installments of One Hundred Seventeen and 23/100 (\$117.23) each, commencing on December 1, 1978, with the entire unpaid balance of principal and interest being due and payable on November 1, 1990.

with interest thereon from date at the rate of per centum per annum, to be paid:

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 heirs, successors and assigns:

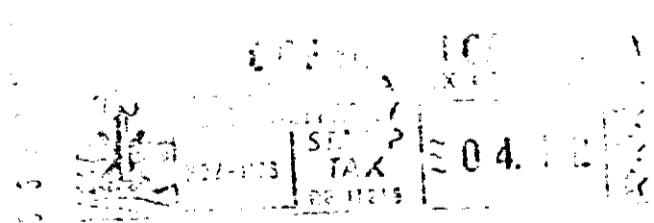
ALL that piece, parcel or tract of land in the County of Greenville, State of South Carolina, located on the Westerly side of Carr Road, being 240 feet from the intersection of Carr Road and Ray Road and being shown as Lots 1 and 2 on Property of George S. Rainey, said plat made by Charles K. Dunn and Dean C. Edens, Associates, made July 5th, 1973, containing 5.79 acres, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin in the center of Carr Road which iron pin is 240 feet from the intersection of Carr Road and Ray Road and running thence S. 81-45 W. 420 feet to an iron pin; thence N. 87-52 W. 384.5 feet to an iron pin in the line of the J.M. Brown Estate Property N. 23-26 E. 421.9 feet to an old iron pin; thence along the line of the D. C. Waldrep Property, S. 84-43 E. 636.9 feet to an iron pin in the center of Carr Road; thence through the center of the road S. 08-32 W. 142.8 feet to an iron pin; thence continuing through the center of Carr Road S. 07-41 W. 142.7 feet to an iron pin, the point of beginning. See Plat Book 5-A, Page 107. Being the same property conveyed by George S. Rainey to Ernest Heyward Lupo by deed dated July 19, 1973 and recorded in the RMC Office for Greenville County, South Carolina on July 20, 1973 in Deed Book 979 at Page 518.

This property is subject to existing easements, restrictions and rights-of-way upon or affecting said property.

The mailing address of N-P Employees Federal Credit Union is: Post Office Box 1688, Greenville, South Carolina 29602.

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TOGETHER with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and all 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.

The Mortgagor further covenants and agrees as follows:

(1) That this mortgage shall secure the Mortgagee for such further sums as may be advanced hereafter, at the option of the Mortgagee, for the payment of taxes, insurance premiums, public assessments, repairs or other purposes pursuant to the covenants herein. This mortgage shall also secure the Mortgagee for any further loans, advances, readvances or credits that may be made hereafter to the Mortgagor by the Mortgagee so long as the total indebtedness thus secured does not exceed the original amount shown on the face hereof. All sums so advanced shall bear interest at the same rate as the mortgage debt and shall be payable on demand of the Mortgagee unless otherwise provided in writing.

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