

STATE OF SOUTH CAROLINA  
COUNTY OF

GREENVILLE CO. S.C. MORTGAGE OF REAL ESTATE  
1979 ALL WHOM THESE PRESENTS MAY CONCERN:  
1407-436

WHEREAS, L. B. Carper, Sr.

(hereinafter referred to as Mortgagor) is well and truly indebted unto Mrs. Wadell Coury,

(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

Forty-Seven Thousand Five Hundred and No/100ths - - - - - Dollars (\$47,500.00) due and payable

in accordance with terms of note of even date herewith

with interest thereon from date at the rate of nine (9) per centum per annum, to be paid:

as a part of the mortgage payments

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, in Gantt Township, about four (4) miles South of Greenville, containing 21.3 acres, more or less, and being known and designated as Tract #1, as shown on plat of the property of J. A. Lunsford, prepared by H. S. Brockman, Surveyor, and being more particularly described according to said plat as follows:

BEGINNING at an iron pin in the Eastern side of Stauton Bridge Road, at the corner of Tract #2, and running thence with line of Tract #2, S. 54-25 E. 884 feet to point in branch; thence with the branch as the line, E. 24-16 W. 157 feet to a point at the joint corner of Tracts #1, 2 and 3; thence along line of Tract #3, S. 65-30 E. 623 feet to iron pin; thence N. 25-00 E. 748.5 feet to iron pin; thence N. 65-00 W. 1523 feet to an iron pin in the Eastern side of the Stauton Bridge Road; thence along said road, S. 21-13 W. 438 feet to the point of beginning.

LESS HOWEVER:

ALL that certain piece, parcel or lot of land in Greenville County, State of South Carolina, with all improvements thereon or hereafter constructed thereon, in Gantt Township, about four (4) miles south of Greenville, containing one (1.0) acres more or less and being more particularly described on plat by Carolina Surveying Co., dated February, 1979, and recorded in Plat Book       , at Page 77, in the R.M.C. Office for Greenville County, South Carolina, said property having such metes and bounds as shown thereon.

DERIVATION: The above parcels of land being acquired by L. B. Carper, Sr. by deed from Mrs. Wadell Coury dated the same date of this mortgage and recorded herewith.

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way innocent 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 Mortgagee 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 Mortgagee 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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