

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

GREENVILLE  
SOUTH CAROLINA  
JAN 14 3 57 PM '79  
R.M.C.

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

BOOK 1400 PAGE 818

WHEREAS, Francis Lawrence Kapp

(hereinafter referred to as Mortgagor) is well and truly indebted unto Francis Kapp, whose address is 50 Dagenham Drive, Greenville, South Carolina, 29615,

(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 -----

Five Thousand One Hundred Fifty and No/100----- Dollars (\$ 5,150.00 ) due and payable as per the terms of said note;

with interest thereon from \_\_\_\_\_ date \_\_\_\_\_ at the rate of eight \_\_\_\_\_ per centum per annum, to be paid: as per the terms of said note.

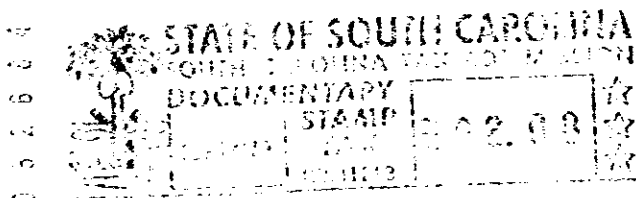
WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

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, on the northeastern corner of the intersection of Maruca Drive and Fairview Drive, being shown as a .67 acre tract of the property of T. W. Fleming, plat of which was prepared by C. O. Riddle and dated April 1964, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin at the intersection of Maruca Drive and Fairview Drive and running thence with the northern side of Fairview Drive S. 65-11 E. 200 feet to an iron pin; thence through the Fleming property N. 16-06 E. 142.8 feet to an iron pin in the line of property now or formerly of Sherrard; thence with the Sherrard line N. 63-00 W. 201.4 feet to an iron pin on the eastern side of Maruca Drive; thence with the eastern side of said drive S. 16-06 W. 151 feet to an iron pin, the point of beginning.

This being the identical property conveyed to the mortgagor herein by deeds as follows: a one-half interest by deed of Dessie A. Mauk recorded on January 25, 1977, in the RMC Office for Greenville County, S.C., in Deeds Book 1050, at Page 46; and a one-half interest by deed of Francis Kapp, to be executed and recorded of even date herewith.



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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