

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

DEC 13 4 43 PM '79
DONNIE S. TANKERSLEY

R. 46 ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Irene Edens

(hereinafter referred to as Mortgagor) is well and truly indebted unto Larry B. Carper, Sr.

(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

Thirty-Five Hundred & 00/100-----Dollars (\$ 3,500.00) due and payable

\$87.22 to be paid monthly until paid in full with the interest to be paid first monthly and the remaining amount to be applied to the principal.

with interest thereon from date at the rate of 8% 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, 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, being known and designated as Lot No. 32, Section 1 Victor-Monaghan Mills, plat of which is recorded in the RMC Office for Greenville County in Plat Book S at pages 179-181, and having such metes and bounds as shown thereon, reference to said plat being made for a more complete description. According to said plat the within described lot is also known as No. 9 Pelzer Street, Greenville, South Carolina.

This conveyance is made subject to all restrictions, setback lines, roadways, zoning ordinances, easements and rights of way appearing on the property and/or of record.

This is the same property conveyed to Larry B. Carper by deed of Roberto Anderson Dated September 17, 1979 and recorded in the RMC Office for Greenville County in Deed Book 111, at page 710.

This mortgage is second in nature to that certain mortgage given by Roberto Anderson to Charter Mortgage Company dated August 31, 1979 and recorded in the RMC Office for Greenville County in Mortgage Book 1479 at page 644 in the original amount of \$16,000.00 and having a present balance of approximately \$16,000.00.

STATE OF SOUTH CAROLINA
DOCUMENTARY
TAX
\$ 61.40

Larry B. Carper, Sr.
3704 White Horse Road
Greenville, S. C. 29611

Together with all and singular rights, members, herditaments, and appurtenances to the same belonging in any way incident or appertaining, and of 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 such 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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