

STATE OF SOUTH CAROLINA }
 COUNTY OF Greenville }

GR... FILED
 S. C.
 MORTGAGE OF REAL ESTATE
 TO ALL WHOM THESE PRESENTS MAY CONCERN:
 WALTERSLEY

WHEREAS, Ernest H. Lupo,

(hereinafter referred to as Mortgagor) is well and truly indebted unto Carolina Federal Savings and Loan Association, P. O. Box 10148, Greenville, South Carolina, 29603

(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 Fifty Nine Thousand Two Hundred and no/100-----

----- Dollars (\$ 59,200.00) due and payable

pursuant to note of even date herewith executed by Ernest H. Lupo and Douglas W. Lupo

with interest thereon from date at the rate of 15 1/2 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 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,

All that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, at the southeastern corner of the intersection of Hamby Drive and Gildercreek Drive and being known and designated as Lot 157 on a plat of Forrester Woods, Section 3, recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 4-R, at page 51, and having according to said plat, the following metes and bounds, to-wit:

Beginning at a point on the southeastern edge of Gildercreek Drive at the joint front corner of Lots 156 and 157 and running thence along the southeastern edge of Gildercreek Drive N. 27-04 E. for 150.0 feet to a point; thence along the southeastern intersection of Hamby Drive and Gildercreek Drive N. 80-40 E. for 29.7 feet to a point; thence along the southwestern edge of Hamby Drive S. 45-43 E. for 100.0 feet to a point; thence S. 27-04 W. for 175.0 feet to a point; thence along a line of Lot 156 N. 45-43 W. for 125.0 feet to the beginning corner.

This is the same property conveyed to Ernest Heyward Lupo by deed from William G. Hawkins dated August 24, 1978, and recorded in the RMC Office for Greenville County, South Carolina, on September 27, 1978, in Deed Book 1088, at page 682.

It is understood and agreed that the mortgagee shall release and/or satisfy the lien created by this mortgage upon the payment to the mortgagee for the sum of \$10,000.00 or a lesser amount should the mortgagee agree.

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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 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.

4. 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.

R.S.O.

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