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Car. Title & Lien
135-B - Greenville
MORTGAGE OF REAL ESTATE
GREENVILLE
FILED

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

OCT 5 9 57 AM '81
DONNIE J. TANNERSLEY
R.M.C.
MORTGAGE OF REAL ESTATE
THESE PRESENTS MAY CONCERN:

WHEREAS, I, Donald Charles Culclasure

(hereinafter referred to as Mortgagor) is well and truly indebted unto Alice M. Culclasure

(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 (47,000.00)** -----
A.C. Dec 5

Dollars (\$ **47,000.00**) due and payable
A.C. Dec

in **Thirty (30) years and Three Hundred and Twenty-five (\$325.00)** per month beginning **October 15, 1981** and continuing until paid in full

with interest thereon from *7/10 Dec AC* date at the rate of *6-1/2* per centum per annum, to be paid: **at each payment**

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 in Greenville Township, Greenville County, State of South Carolina, within the corporate limits of the City of Greenville, and being known and designated as Lots Numbers 105 and 106 of a Subdivision known as Vista Hills, a plat of which is of record in the R. M. C. Office of Greenville County in Plat Book "P" at page 149, and having the following metes and bounds, to wit:

BEGINNING on the Western side of Ashford Avenue at the joint front corner of Lots 106 and 107, said point being 171.7 feet South of the Southwestern intersection of Ashford Avenue with Wellington Avenue, and running thence N 50-50 W 136.8 feet to a point in the center of a 15 foot alley; thence with the center of said 15 foot alley N 27-50 E 62.2 feet to a point; thence continuing with the center of said 15 foot alley N 16-02 E 159.8 feet to a point on the Southwestern side of Wellington Avenue; thence with the Southwestern side of Wellington Avenue S 37-01 E 175.6 feet to a point at the Southwestern intersection of Ashford Avenue with Wellington Avenue; thence with the Western side of Ashford Avenue S 18-11 W 81.7 feet to a point; thence continuing with the Western side of Ashford Avenue S 31-00 W 90 feet to the point of beginning.

THE ABOVE description includes one-half of a 15 foot alley at the rear of these lots, but it is distinctly understood and agreed that this rear 7 1/2 feet of these lots, together with the rear 7 1/2 feet of the lots adjoining it in the rear, shall be used as a public alley, as shown on said plat for Vista Hills.

THIS DEED is executed subject to existing and recorded restrictions and right-of-ways. (THE ABOVE described land is the same as was conveyed to C. C. Matheny from Central Realty Corp. by deed dated August 15, 1951, recorded in Book 440 at Page 341 in the R. M. C. Office for Greenville County, S. C.)

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STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
STAMP
TAX
19.00
R.B. 11219

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 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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