

MORTGAGE OF REAL ESTATE—Offices of Love, Thornton, Arnold & Thomason, Attorneys at Law, Greenville, S. C.

S. C.

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STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN: JAMES D. CARVER

(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto SOUTHERN BANK AND TRUST COMPANY

(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 TWO HUNDRED

NINETY SIX AND 20/100----- DOLLARS (\$ 5,296.20),

with interest thereon from date at the rate of EIGHTEEN per centum per annum, said principal and interest to be repaid:

Due and payable at the rate of Sixty Three and 05/100 (\$63.05) per month, with the first payment being due on September 1, 1982 and a like amount due on the first day of each month thereafter until paid in full, for a total of eight-four (84) monthly installments.

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, and being known and designated as Lot No. 30 on a plat of the property of Nannie K. Hunt Estate according to the plat prepared of said subdivision by H. L. Dunnahoo, Surveyor, November 15 and 16, 1951, and which plat is recorded in the RMC Office for Greenville County, S.C. in Plat Book AA at page 134, and to which said plat reference is craved for a more complete description thereof.

DERIVATION: Deed of Taunya Mann dated July 21, 1982 and recorded in the RMC Office for Greenville County on July 27, 1982 in Deed Book 1176 at page 266.

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Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or 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 and any other equipment or 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.

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