

Mortgagee's Mailing Address: Route 1, Box 399, Travelers Rest, S.C. 29690

1595 932

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S.C.

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

FEB 28 11 09 AM '83

WHEREAS, ~~James S. Culpepper~~ and Rosa L. Culpepper
James S. PANKERSLEY
R.M.C.

(hereinafter referred to as Mortgagor) is well and truly indebted unto Frances B. Carlton

(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

Twenty Five Thousand, Two Hundred Fifty and No/100 Dollars (\$ 25,250.00) due and payable

\$125.00 on the 1ST day of MARCH, 1983 and \$125.00 on the first day of each and every succeeding calendar month thereafter until paid in full; if not sooner paid the entire balance shall become due and owing 202 months from date; there is no interest charged on this indebtedness if it is paid when due. If the undersigned defaults on the loan payments the loan from that date forward shall bear interest at the legal rate;

with interest thereon from See Above at the rate of See Above per centum per annum, to be paid: See Above

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:

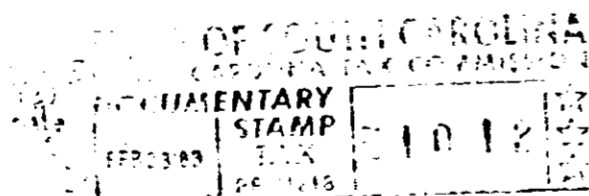
"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of

ALL that lot of land in the County of Greenville, State of South Carolina, being known and designated as Lot No. 111, Block D on Plat of Mountain View Land Co. recorded in Plat Book A Pages 396-397 of the RMC Office for Greenville County, S. C., and having according to a recent survey by C. C. Jones, August 30, 1963, the following metes and bounds, courses and distances, to-wit:

BEGINNING at an iron pin on the West side of Chandler Street, the joint front corner of Lots Nos. 111 and 112; thence with the joint line of said lots N. 89-30 W. 99.2 feet to an iron pin on the east side of Cornelia Street (formerly Green Street); thence with the east side of said Street S. 35-25 W. 55.7 feet to an iron pin, corner of Lot No. 110; thence with the line of said lot S. 89-30 W. 140.6 feet to an iron pin on the west side of Chandler Street; thence with the west side of said Street N. 11-30 W. 49 feet to the BEGINNING corner.

This being the same property conveyed to the mortgagors herein by deed of Frances B. Carlton of even date and to be recorded herewith.

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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.

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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