

MORTGAGE OF REAL ESTATE

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STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S.C.
DEC 7 4 49 PM '84
DONNIE S. TANKERSLEY
P.M.C.

MORTGAGE OF REAL ESTATE

ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, STEDMAN H. CARR & RRADA S. CARR

(hereinafter referred to as Mortgagor) is well and truly indebted unto EDNA LUCILLE THACKER CULBERTSON

(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 **Eleven Thousand & No/100**-----

Dollars (\$11,000.00) due and payable

in monthly installments of One Hundred Forty-Five & 37/100 (\$145.37) Dollars each, beginning on January 1, 1985, and continuing on the first (1st) day of each and every month thereafter until paid in full, no later than ten (10) years from date.

with interest thereon from _____ date at the rate of **ten (10%)** per centum per annum, to be paid: **included in monthly installments**

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to 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 piece, parcel or lot of land situate, lying and being in the County of Greenville, State of South Carolina, shown and designated as two five acres lots on plat entitled "Property of Stedman H. Carr and Rrada S. Carr", prepared by Freeland and Associates on October 11, 1984, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin at the center line of dirt road, at the joint front corner of subject property and other property of the Seller, and running thence along said dirt road S. 23-29 W., 160.26 feet to an iron pin; thence N. 75-50 W., 1,537.47 feet to an iron pin at the bank of the Saluda River; thence along bank of Saluda River N. 61-36 E., 234.59 feet to a point; thence continuing along said bank N. 50-05 E., 150.94 feet to a point; thence continuing along said bank N. 62-59 E., 187.70 feet to an iron pin; thence S. 89-25 E., 548.30 feet to an iron pin; thence S. 14-10 W., 353.19 feet to an iron pin; thence S. 73-50 E., 628.25 feet to an iron pin, the point of beginning.

This is the same property conveyed to the Mortgagors herein by deed of Edna Lucille Thacker Culbertson, dated Dec 7, 1984, 1984, and recorded Dec 7, 1984, in the RMC Office for Greenville County in Deed Book 1229, Page 135.

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
STAMP
TAX
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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 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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