MORTGAGE OF REAL ESTATE-Prepared by WILKINS! & WILKINS! & WILKINS Attorneys at Law, Greenville, S. C. 200 1360 1350 137

STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

GORNIE S. TARKERSLEY R.M.C. MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:
R.M.C.

WHEREAS,

I, ELIZABETH S. CARPER

(hereinafter referred to as Mortg (gor) is well and truly indebted unto

SOUTHERN BANK AND TRUST COMPANY

thereinafter 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 SEVEN THOUSAND EIGHT HUNDRED FORTY ----- Dollars (\$ 57,840.00 due and payable

in sixty (60) monthly installments of \$964.00 commencing on the 8th day of April, 1976, and on the same date of each successive month thereafter until paid in full. Interest has been computed and added to principal.

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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 Morreagur, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Morreagur is ay be inselted to the Morreague at any time time time dwantes made to or for his account by the Mortgagee, and also in consideration of the further sum of Three Dollars Shift to the Morreague in hand well and truly paid by the Mortgagee at and before the sealing and delivery of these presents, the receipt whereof is hereby unknowledged, has granted, bargained, sold and released, and by these presents does grant, hard in sell and release unto the Mortgagee, the Mortgagee's heirs, 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 all of Lot Mo. 6 and the major portion of Lot No. 7 on plat of Welcome View Subdivision made by Piedmont Engineering Service, August 1948 and recorded in plat book U page 155 and having according to said plat the following metes and bounds, courses and distances, to-wit:

Beginning at an iron pin on the northeast side of White Horse Road, the joint front corner of Lots 5 & 6; thence with the northeast side of said Road S. 23-27 E. 150 feet to an iron pin; thence with a new line through Lot No. 7, N. 57-43 E. 222.3 feet to an iron pin in the rear line of Lots Nos. 10 & 11; thence with the rear line of said lots N. 23-27 W. 144 feet to an iron pin corner of Lot No. 5; thence with the line of said lots S. 59-13 W. 221.3 feet to the beginning corner.

This mortgage is junior in lien to that certain mortgage held by First Federal Savings and Loan Association in the original amount of \$145,000 recorded 4/17/74 in mortgage vol. 1307 page 473, and that certain mortgage held by Ray D. Hawkins in the original amount of \$25,700.00 recorded 4/17/74 in mortgage vol. 1307 page 447.

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Together with all and singular rights, members, hereditiments, 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 hid therefrom, and including all heating, plumbing, and lighting fixtures now or hereafter attached, connected, or fitted thereto in any manners it being the intention of the parties hereto that all fixtures and equipment, other than the usual household furniture. Le considered a part of the real estate.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgague, its heirs, successors and assigns, forever,

The Mortgagor covenants that is is lawfully seized of the premises hereinal over described in fee simple absolute, that it has good right and is lawfully authorized to sell, convey or encumber the same, and that the promises are free and clear of all Lons and encumbrances except as provided herein. The Mortgagor further covenants to warrant and forever defend all and singular the sail premises unto the Mortgagor forever, from and against the Mortgagor and all persons whomsoever Lawfully claiming the same or any part thereof.

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