STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

1,13 C_{1}

MORTGAGE OF REAL ESTATE S. CTO ALL WHOM THESE PRESENTS MAY CONCERN: FILED .

WHEREAS, ERNEST H.

SEP 9 10 47 AM '83 LUPO AND DOUGLAS W. LUPO DONNIE 5.17

(hereinaster referred to as Mortgagor) is well and truly indebted unto N-P EMPLOYEES CREDIT UNION, Post Office Box 1688, Greenville, South Carolina 29602,

(hereinaster 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-EIGHT THOUSAND THREE HUNDRED FIFTY-TWO AND Dollars (\$ 58, 352.75-7 due and payable

pursuant to the terms of the Note of even date.

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, near the City of Greenville, being known and designated as Lot No. 159 of FORRESTER WOODS SUBDIVISION, SECTION III, plat of which is recorded in the R.M.C. Office for Greenville County in Plat Book 4-R at Page 51 and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the western side of Gildercreek Drive at the joint front corner of Lots Nos. 158 and 159 and running thence with the joint line of said lots, N. 62-43 W. 175 feet to an iron pin; thence Š. 29-33 W. 110 feet to an iron pin at the joint rear corner of Lots Nos. 159 and 160; thence with the joint line of said lots, S. 62-48 E. 179.9 feet to an iron pin on the western side of Gildercreek Drive; thence with the western side of Gildercreek Drive, N. 27-04 E. 110 feet to an iron pin, the point of beginning.

This being the same property conveyed to the Mortgagors by deed from Andy A. Frady and Betty P. Frady, recorded in the R.M.C. Office for Greenville County, S. C., in Deed Book 1146 at Page 979 on April 27, 1981.

> STAMP MAN BEFEL

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.

AND SHAPE