

RE 81-119
STATE OF SOUTH CAROLINA
COUNTY OF Greenville

FILED
GREENVILLE CO. S. C.

BOOK 1548 PAGE 995

AUG 4 8 41 AM '81
DONNIE S. TANKERSLEY
R.M.C.

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

WHEREAS, we James C. Kriplean and Roberta L. Kriplean

(hereinafter referred to as Mortgagor) is well and truly indebted unto Warren C. Hughes Jr. and
Brenda V. Hughes of 2 Terra Lea Lane, Greenville, SC 29615

(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 Four Thousand and 00/100----- Dollars (\$24,000.00) due and payable

with interest thereon from date of note at the rate of thirteen per centum per annum, to be paid as shown in note

The final payment shall be due and payable in five years from date of mort.

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:

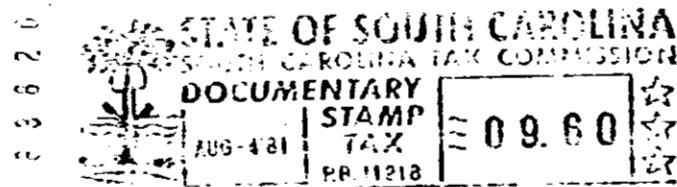
"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville

ALL that piece, parcel or lot of land in the County of Greenville, State of South Carolina, about three (3) miles northwest of the City of Greenville and being a part of the Sans Souci Lands, having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the east side of Clarendon Ave., corner of lot owned or formerly owned by Manning, thence with the Manning line W. 43-50 E. 350 feet to an iron pin; thence S. 46-10 W. 260 feet to an iron pin; thence N. 43-50 W. 350 feet to an iron pin on Clarendon Avenue; thence with Clarendon Avenue N. 46-10 E. 260 feet to the beginning corner, containing 2.08 acres, more or less, and in accordance with a survey made by F. G. Rogers, D.S., in October, 1911.

This is the same as that conveyed to James C. Kriplean and Roberta L. Kriplean by deed of Warren C. Hughes, Jr., and Brenda V. Hughes deed dated and recorded concurrently 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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