

MORTGAGE OF REAL ESTATE

40 Mason A Goldsmith  
P.O. Box 10045, F.S.  
Greenville, S.C. 29603

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

FILED MORTGAGE OF REAL ESTATE  
GREENVILLE S.C.  
TO ALL WHOM THESE PRESENTS MAY CONCERN  
APR 11 2 03 PM '83  
DONNIE S. WATKINSLEY  
R.M.C.

BOOK 1601 PAGE 546

WHEREAS,

Frank W. Carlock and wife, Flora Jean Carlock  
(hereinafter referred to as Mortgagor) is well and truly indebted unto

Ricky A. Setzer and wife, Sue Lynn Setzer

(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

THIRTY THOUSAND AND NO/100-----Dollars (\$ 30,000.00 ) due and payable

with interest thereon from date at the rate of 12 per centum per annum, to be paid As provided in said note.

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 Mortgagee in hand well and truly paid by the Mortgagor 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 certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Lot 72 of Stratton Place Subdivision according to plat prepared by Piedmont Engineers and Architects dated July 10, 1972 and recorded in the RMC Office of Greenville County in Plat Book 4-R at Pages 36 and 37 and having according to said plat such metes and bounds as are shown thereon.

This being the same property conveyed to the Grantors by deed from Southland Properties, Inc., dated December 20, 1974 and recorded December 23, 1974 in the RMC Office for Greenville County in Deed Book 1012 at page 191.

This conveyance is subject to any and all existing reservations, easements, rights of way, zoning ordinances and restrictions or protective covenants that may appear of record or on the premises.

Secured by mortgage on real estate and given for a portion of the purchase price thereof.

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE  
RECORDED  
APR 11 1983  
TAX 2.00

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 now 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, executors and assigns, forever

The Mortgagee covenants that it is lawfully seized of the premises hereabove 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 Mortgagee further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagee and all persons whomsoever lawfully claiming the same or any part thereof.