

GREENVILLE CO. S. C.

BOOK 1161 PAGE 409

STATE OF SOUTH CAROLINA

JUL 24 1 10 PM '70
COUNTY OF GREENVILLE FARNSWORTH
R. M. C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, Clyde W. Russell, of the County and State aforesaid,
(hereinafter referred to as Mortgagor) is well and truly indebted unto Abney Mills Greenville Federal
Credit Union, a corporation,
(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 Four Thousand Seven Hundred Fifty
Dollars (\$4,750.00) due and payable
in monthly installments of Fifty-Six Dollars and Fifty-Five (\$56.55)
Cents, each, commencing September 1st, 1970, and on the first day of
each and every month thereafter for eighty-four (84) consecutive months,
with interest thereon from date at the rate of seven per centum per annum, to be paid: monthly.

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 grant-
ed, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and as-
signs:

"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, being shown by plat of survey
prepared by W.R. Williams, Jr., dated June 15th, 1970, as having
the following metes and bounds, to-wit:

BEGINNING at a N&C o.m. in county road and running S. 67-58
W. 87.3 feet to an I.P.: thence N. 2-25 E. 239.2 feet to a corner
I.P.; thence S. 88-35 E. 203.8 feet to a corner I.P.; thence S.
6-15 E. 132.7 feet to I.P.; thence S. 10-44 W. 1147.2 feet to an
I.P. @ pine; thence N. 3-35 E. 1059.8 feet to point of beginning.
This property containing 2.67 acres, more or less.

The above referred to plat is recorded at the Greenville
County Courthouse in Plat Book EEEE, at page 129, reference being
made thereto and incorporated herein.

This is the same property conveyed to the mortgagor by
deed from R.H. Vernon and E.C. Vernon, dated June 16th, 1970, and
recorded in the R.M. C. Office for Greenville County, simultaneously
herewith.

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or ap-
pertaining, and of all 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.