

FILED
GREENVILLE (CO. S. C.)

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STATE OF SOUTH CAROLINA JAN 26 4 48 PM '71

COUNTY OF GREENVILLE OLLIE FARNSWORTH
R. M. C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, FRANK A. PINCKNEY

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

G. H. S. Employees Federal Credit Union

(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 eight hundred twenty-nine & 38/100 Dollars (\$ 4,829.38) due and payable

in thirty-six (36) installments; thirty-five installments \$160.38 and one (1) installment \$155.35; the first installment to be made on February 15, 1971, and like amount until the full amount has been paid, with interest on unpaid balances at the rate of one per cent per month or 12 per cent per annum, to be paid; the balance of this loan may be paid off at any time without penalty to the Mortgagor, with interest thereon from date at the rate of per centum per annum, to be paid:

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 lot of land in Greenville County, State of South Carolina, on the western side of Altamont Road, near the City of Greenville and described as follows:

BEGINNING at an iron pin on the western side of Altamont Road, at the corner of property of Jerry Hodge, and running thence with the western side of Altamont Road, in a southerly direction 100 feet to a point; thence S. 62-48 W. 267.6 feet; then N. 22-24 W. 100 feet to the corner of property of Mr. Hodge; thence with the line of said property, N. 62-44 E. 266.0 feet.

This is the same property conveyed to Frank D. Pinckney by Deed of John A. Pinckney, Jr., recorded in the R.M.C. Office for Greenville County, in Deed Book 819, at Page 589.

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