

STATE OF SOUTH CAROLINA  
COUNTY OF Greenville

24 11 32 AM '71  
Ollie Farnsworth  
R. M. C.

BOOK 1184 PAGE 439

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, We, James H. Sullivan and Kathleen G. Sullivan,

(hereinafter referred to as Mortgagor) is well and truly indebted unto SAFE Federal Credit Union, Shaw Air Force Base, its successors and assigns forever,

(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 Seventeen Hundred Fifty and no/100th

Dollars (\$ 1750.00 ) due and payable in 96 installments of Twenty-eight and 67/100th (\$28.67) Dollars each, the first payment to be made on May 1, 1971, and a like amount every month thereafter until the full amount has been paid, final payment to be adjusted to conform to exact balance due.

with interest thereon from date at the rate of 1% month on unpaid balance per ~~XXXXXX~~ 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 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, being shown on a plat for T. P.

Fitts Estate, prepared by J. Q. Bruce and revised February 17, 1971, and according to said plat contains 7 acres, more or less, designated as Tract #3, and being more particularly described according to said plat as follows:

BEGINNING at a point in the center of the road that leads to the Fitts' homeplace and running thence N. 48-52 W. 1188 feet to an old stone and iron pin, thence N. 24-09 W. 414.5 feet to an old iron pin on Neeleys' Mill Creek, the line, thence S. 76-49 E. 47.3 feet to an old iron pin, thence S. 33-55 E. 133 feet to an iron pin, thence S. 52 E. 1300 feet to a pin in the center of the road, thence S. 3-25 W. 100 feet to a pin in the center of the road, thence S. 17-35 W. 126 feet to a pin in the road, thence S. 49-50 W. 62 feet to the point of beginning."

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.