

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

FILED  
GREENVILLE CO. S. C.

BOOK 1208 PAGE 453

MORTGAGE OF REAL ESTATE

OCT 1 4 32 PM '71

TO ALL WHOM THESE PRESENTS MAY CONCERN:

OLLIE FARNSWORTH  
R. M. C.

WHEREAS, ASHLEY M. FRAZIER

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

----Six Thousand Three Hundred and No/100----- Dollars (\$ 6,300.00----) due and payable

at the rate of \$74.79 on October 3, 1971 and \$74.79 on the 3rd day of each successive month thereafter to September 3, 1981,

with interest thereon from date at the rate of 7 1/2% per centum per annum, to be paid: As a part of the forementioned payments.

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 more particularly designated as 108 Childress Circle, said lot having the following metes and bounds, to wit:

BEGINNING at an iron pin on the northwest side of Childress Circle and running in a north-west direction for 223 feet to an iron pin; thence running in a northern direction for 50 feet to an iron pin; thence running in a eastward direction for 223 feet to an iron pin; thence running in a southward direction for 50 feet to the point of origin.

This being the same property designated as Lot No. 6, Block No. 1, Tax Sheet No. B13.4 on the Tax Maps for Greenville County, State of South Carolina.

This is also a portion of the identical property conveyed to the grantor by R. L. Childress in Deed Book 376 at Page 99 as found in the R. M. C. Office for Greenville County.

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.