

STATE OF SOUTH CAROLINA GREENVILLE COUNTY
COUNTY OF Greenville

MORTGAGE OF REAL ESTATE

OLLIE FARNSWORTH
R. M. C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, TROY R. McMATH

(hereinafter referred to as Mortgagor) is well and truly indebted unto Valkyrie 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 Three Thousand and no/100

Dollars (\$ 3,000.00) due and payable in equal monthly installments of \$99.65 each the first such payment to be made on the first day of April, 1972 and a like amount on the first day of each month thereafter until paid in full, with interest thereon from date at the rate of 1% per month on the unpaid balance.

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 known and designated as Lot No.

115 on plat of property of Super Highway Home Sites, recorded in the Office of the Register of Mesne Conveyance for Greenville County in Plat Book P, Page 53, and being more particularly shown on plat of property of Troy R. McMath, dated July 28, 1955, prepared by R. K. Campbell, Surveyor, and having according to said plat the following metes and bounds:

BEGINNING at an iron pin on the East side of Broad Vista Boulevard at the joint front corner of Lots 115 and 116, which iron pin is 305.4 feet South of Dove Lane, and running thence along the joint line of Lots 115 and 116, S. 88-00 E. 182.7 feet to an iron pin in the center of a ten-foot utility easement, joint rear corner of said lots; thence along the center of said utility easements, S. 2-00 W. 80 feet to an iron pin at the joint rear corner of Lots 114 and 115; thence turning and running along the joint line of said lots, N. 88-00 W. 182.5 feet to an iron pin on Broad Vista Boulevard, at joint front corner of Lots 114 and 115; thence turning and running along Broad Vista Boulevard, N. 1-52 E. 80 feet to the point of beginning.

This mortgage is junior in rank to a mortgage given to The Prudential Insurance Company.

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.