

GREENVILLE, S. C.

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STATE OF SOUTH CAROLINA
COUNTY OF Greenville

May 12 12 27 PM '72
OLLIE FARNSWORTH
R. M. C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Billy E. Moore

(hereinafter referred to as Mortgagor) is well and truly indebted unto Pet Dairy 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 Twelve Thousand

No/100 Dollars (\$12,000.00) due and payable

in forty-eight (48) monthly installments of Two Hundred Ninety-eight and 68/100 Dollars (298.68) including interest at rate of 3/4 of 1% per month on unpaid balance. First installment due June 15, 1972

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, Oneal Township, on the headwaters of Enoree River, containing 12.41 acres, more or less.

BEGINNING at an iron pin on the south side of County highway near the edge of underpass under said highway at the corner of tract No. 5 as shown on plat hereinafter referred to; thence N. 82 E. 16.58 chains 1094.28 feet to an iron pin; thence N. 21 W. 8.50 chains 561 feet to an iron pin; thence N. 89 W. 7.80 chains, 515 feet to iron pin on north side of county highway against Batson property; thence S. 32 W. with said road, 12.00 chains, 792 feet to the beginning corner.

This property is conveyed subject to restrictions, and rights of way or easements, if any, of record.

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.