

FILED
GREENVILLE CO. S. C.
MORTGAGE ON REAL ESTATE

BOOK 1236 PAGE 553

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

OLLIE FARNSWORTH
R.M.C.

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

Whereas THOMAS R. CABANISS AND CAROLYN C. CABANISS

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

CRYOVAC EMPLOYEES FEDERAL CREDIT UNION, Box 338, Simpsonville, S.C.

(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 -----

Seven thousand twenty five and 33/100----- Dollars (\$7,025.33) due and payable

--One hundred fifty six and 27/100 (\$156.27) per month for sixty months payable first to interest---- balance to principal.

with interest thereon from date at the rate of one (1) ^{month} per centum per ~~annum~~ 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, near the Town of Simpsonville, containing 6 acres according to a plat prepared by Jones Engineering Service dated April 10, 1972 recorded in Plat Book _____ at page _____ and, having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the easterly edge of a 50 foot road, joint front corner with a 6 acre tract deeded to Harold T. Perry, and running thence with the line of said Perry Tract, S. 79-35 E. 590.3 feet to an iron pin near a branch; thence with said Branch as the line (the traverse line being S. 30 E. 190 feet more or less); thence S. 7-40 E. 157 feet to an iron pin; thence S. 83-50 W. 292 feet to an iron pin; thence N. 74-23 W. 500 feet to an iron pin on the edge of the aforesaid 50 foot road; thence with the edge of said road, N. 15-37 E. 250 feet to an iron pin; thence continuing along said road, N. 11-25 E. 100 feet to the point of beginning.

ALSO: A right of way for ingress and egress from Stenhouse Road over the aforementioned 50 foot road which road is more particularly described in a deed from Jimmy C. Langston to the Trustees of Standing Springs Baptist Church.

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