

FILED
GREENVILLE CO. S. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

JUL 7 12 36 PM '72 MORTGAGE OF REAL ESTATE

ELIZABETH RIDDLE
R.M.C. TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, We, William D. Larke and Gladys G. Larke

(hereinafter referred to as Mortgagor) is well and truly indebted unto Abney Mills Greenville Federal Credit Union, a corporation

(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 Five Thousand Five Hundred Twenty- - - - - Dollars (\$ 5,520.00) due and payable

in equal monthly installments of Forty-Six (\$46.00) Dollars each, commencing the Fifteenth day of July, 1972, and on the Fifteenth day of each month thereafter until paid in full,

with interest thereon from date at the rate of seven(7%) 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, located on the south side of McElhaney Road about one mile east of Double Springs Church and contains three acres more or less, and having the following metes and bounds, to-wit:

BEGINNING at a point in the center of McElhaney Road at its intersection with a county road that leads to Center Bridge and running thence with Toy Powell's property line S. 5-30 E. 192.7 feet to an iron pin near a stone; thence S. 22-00 W. 266 feet over an iron pin to the center of Clear Creek; thence up the meanders of Clear Creek, the traverse line of said creek being N. 89-15 E., 505 feet to an iron pin, corner of Carl Raymond Larke lot; thence N. 6-15 E. 443 feet to a point in the center of McElhaney Road; thence S. 88-19 E. 534.8 feet to the beginning corner.

This is the same property conveyed to the Mortgagor herein by J. Roy Larke which deed is recorded in the R.M.C. Office for Greenville County, South Carolina in Deed Book 948, at page 190.

Together with all and singular rights, members, herditaments, 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.