

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

FILED  
GREENVILLE CO. S.C.

BOOK 1243 PAGE 407

MORTGAGE OF REAL ESTATE

JUL 23 1972  
ELIZABETH J. JONES  
R.M.C.

ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, Carol M. Moses

(hereinafter referred to as Mortgagor) is well and truly indebted unto Abney Mills, Greenville 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 ninety seven and 60/100

Dollars (\$ 5,097.60 ) due and payable

in equal monthly installments of \$42.48 each, commencing the 15th day of August, 1972 and on the 15th day of each and every 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, Bates Township, Marrietta, South Carolina, containing 0.25 acres, more or less, and being shown on metes and bounds, to-wit:

BEGINNING at an iron pin on the Northeastern side of Guest Street approximately 300 feet southeast of the intersection of Mill Road and running thence, N. 51-50 E. 117 feet to an iron pin; thence S. 40-15 E. 100 feet to an iron pin; thence S. 51-40 W. 109 feet to the northeast side of Guest Street; thence with said street, N. 44-45 W. 100.7 feet to the point of beginning and being the same lot conveyed to the Grantor herein by Deed recorded in the R. M. C. Office for Greenville County, South Carolina in Deed Book at page 182, and dated January 14th, 1967.

This is the same property conveyed to the Mortgagor by Deed from Edna M. Garland, dated 26th day of July, 1972, and recorded simultaneously herewith.

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.