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GREENVILLE, CO. S. C.

BOOK 1263 PAGE 579

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

JAN 16 10 47 AM '73 MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, **James Robert Grant**

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

G. H. S. 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 **Seven Thousand, Five Hundred Thirty-Eight and 12/100--**

----- Dollars (\$ 7, 538. 12) due and payable
in 60 installments of One Hundred Sixty-Seven and 65/100 (\$167.65) Dollars each, which payments include interest, and the first payment is to be payable on February 15, 1973, and a like amount every month thereafter until the full amount has been paid

with interest thereon from _____ 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**, being known and designated as **Lots 14 and 15 of Block A, plat of property of J. M. Fortner, known as City View, recorded in the R. M. C. Office for Greenville County in Plat Book A at Page 75 and having the following metes and bounds, to-wit:**

BEGINNING at a stake on the northern side of New Cut Road 50 feet east from an unnamed street, corner of Lot No. 16, and running thence with line of said lot, N. 18-00 W. 130 feet, more or less, to a stake on Goldfield Street; thence with the eastern side of Goldfield Street, N. 40 E. 29.4 feet to a stake corner of alley; thence with said alley, N. 70-30 E. 74 feet to a stake at corner of Lot No. 13; thence with line of said lot, S. 19-00 E. 140 feet to a stake on New Cut Road; thence with the northern side of said road, S. 65-45 W. 100 feet to the beginning corner, being the same property conveyed to me by Grace D. Pullen by deed dated April _____, 1972, and recorded in the R. M. C. Office for Greenville County in Deed Vol. _____ at Page _____

ALSO: All that piece, parcel, or lot of land situate, lying and being in the State of South Carolina, County of Greenville, in Greenville Township, known and designated as a part of Lot 16, Block A of Summitt View, according to a plat of record in the R. M. C. Office for Greenville County in Plat Book A at page 75 and having the following metes and bounds, to-wit:

BEGINNING at corner of Goldfield Street and New Cut Road and running thence with New Cut Road, N. 64-45 E. 50 feet to corner of Lot No. 15; thence with the line of Lot No. 15, N. 18 W. 63 feet to an iron pin; thence in a westerly direction 50 feet to an iron pin on Goldfield Street; thence running in a southwesterly direction along Goldfield Street 63 feet to beginning corner, being the south portion of Lot 16; being the same conveyed to me by G. W. Keeler by deed of even date to be recorded herewith.

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 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.