

FILED  
N. GREENVILLE (CO. S. C.)  
STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE  
DORRME S. TANKERSLEY  
R.M.C.

BOOK 1236 PAGE 139

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, Margaret C. Mathis,

(hereinafter referred to as Mortgagor) is well and truly indebted unto Abney Mills 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 Sixteen Thousand

Dollars (\$16,000.00) due and payable

in monthly installments of One Hundred Thirty-Three Dollars and Thirty-Three (\$133.33) Cents each, commencing March 15th, 1973, 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 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, in Oaklawn Township, containing 36½ acres, more or less, being a portion of a 42½ acre tract of land conveyed by W.E. Sullivan to Robert Arnold by deed dated May 6, 1905, and recorded in Deed Book "000", at page 245, being the same property conveyed to Manche Brock by deed of Lillian Mahaffey recorded in Deed Book 560, at page 63, and devised unto Ethel Brock Cooley, et al, as will appear by reference to the Estate of Manche (Manse) Brock on file in the Office of the Probate Judge of Greenville County, S.C., and conveyed by Ethel Brock Cooley, et al, to Clyde D. Goodwin and Nova Gibson by deed dated July 12, 1965, and recorded in Deed Book 779, at page 143. The interest of the said Nova Gibson was conveyed to Clyde D. Goodwin by deed recorded in Deed Book 801, at page 319.

This is the same property conveyed to the mortgagor by deed from William R. Mathis, dated February 1st, 1973, and recorded in the R.M.C. Office for Greenville County, South Carolina, simultaneously herewith.

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.