

FILED
GREENVILLE, CO. S. C.

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STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

88 12 13 20 11
DONNIE S. TALKER
R.H.C.

MORTGAGE OF REAL ESTATE
TO WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Jacob A. Skarupa,

(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 Six Thousand Four Hundred Fifty-Eight and 95/100--

-----Dollars (\$ 6,458.95) due and payable
in Sixty-Six (66) installments of One Hundred Thirty-Four and 15/100
(3134.15) Dollars, the first payment being due February 15, 1974

with interest thereon from 1974 at the rate of 1 per centum per month, 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, on the northwesterly side of Alpine Way, in the City of Greenville, being shown and designated as Lot 29 on a plat of Central Development Corporation, which plat is recorded in the R. H. C. Office for Greenville County in Plat Book 88 at Page 22-23 and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwesterly side of Alpine Way at a point which is 51.1 feet southwest of the westerly corner of the intersection of Alpine Way and Lake Road, said pin being the joint front corner of Lots 28 & 29 and running thence along the common line of said Lots N. 50-41 W. 175 feet to an iron pin; thence S. 37-19 W. 75 feet to an iron pin, joint rear corner of Lots 29 & 30; thence with the line of said Lots S. 50-41 E. 175 feet to an iron pin on the northwesterly side of Alpine Way; thence along the northwesterly side of Alpine Way N. 37-19 E. 75 feet to the point of beginning.



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.

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