

GREENVILLE CO. S.C.

1302 PL: 525

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

RECORDED  
INDEXED  
R.M.C.

MORTGAGE OF REAL ESTATE  
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, CHARLES A. BUTLER and TORRIE M. BUTLER, Mortgagor

(hereinafter referred to as Mortgagor) is well and truly indebted unto G.N.S. Employees Federal Credit Union (Mortgagee)

(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-Seven-Hundred-Forty and No/100 Dollars (\$ 5,740.00) due and payable

annual percentage

with interest thereon from January 31, 1974 at the rate of 12% per centum per annum, to be paid on the 15th day of each month, beginning February 2, 1974, and for 35 months thereafter.

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, State of South Carolina lying a short distance east of Glenn Street (also known as Hopkins Street) and having according to a plat made by J.C. Hill the following metes and bounds, to wit:

BEGINNING at an iron pin at the northwestern corner of the lot conveyed by Wesley Reid, deceased, to Roy Butler, deceased, and running thence with the line of the property of the estate of Wesley Reid, N. 28-15 E. 59.6 feet to a stake; thence S. 76-00 E. 194.8 feet to an iron pin on the right of way of Southern Railway Company; thence with said right of way S. 46-00 W. 68.3 feet to an iron pin; thence with the line of the property of the estate of Roy Butler N. 76-00 W. 84.4 feet to an iron pin, the point of beginning.

THIS is the same property conveyed to Roy Butler, father of the grantor herein, by Wesley Reid by deed dated December 29, 1950 and recorded in the R.M.C. Office for Greenville County, South Carolina at deed book 426, page 30. James Butler, the grantor herein, is the sole heir at law of Roy Butler, who died intestate.



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.

4328 RV-21