

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, Peggy F. Mathis,

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

Eleven Thousand Forty and no/100 Dollars (\$11,040.00) due and payable in equal monthly installments of One Hundred Twenty Eight Dollars and Ninety-Three (\$128.93) Cents each, commencing on the 15th day of April, 1975, and continuing on the 15th day of each and every month thereafter until paid in full

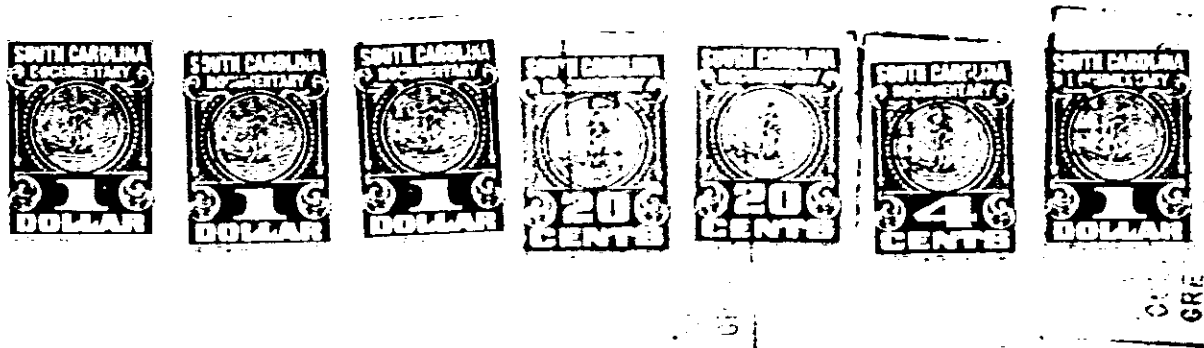
with interest thereon from date at the rate of SEVEN per centum per annum, to be paid: monthly

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, at the northwestern intersection of Henderson Road and Phillips Street (also known as Maple Drive) in Travelers Rest, South Carolina, and being a portion of the property of Hoyt L. Waters as shown on plat book SS at page 119 and as shown by a survey for Hoyt Waters prepared by W. R. Williams, Jr., RLS, dated August 11, 1970, and having, according to the said plats the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwestern side of Henderson Drive and running thence along said drive N. 40-25 E. 202 feet to an iron pin, thence N. 50-00 W. 90 feet to an iron pin, thence N. 50-05 W. 60 feet to an iron pin, thence S. 41-02 W. 179.2 feet to an iron pin on Phillips Drive, thence continuing with Phillips Drive S. 38-45 E. 66 feet to an iron pin, thence continuing with Phillips Drive S. 28-25 E. 86 feet to an iron pin at the corner of Phillips Drive and Henderson Road to the point of beginning, and being a portion of the same property conveyed to Stanley Lee Cox by Hoyt Waters, which deeds are recorded in the R.M.C. Office for Greenville County, South Carolina in Deed Book 904, at Page 292, and Deed Book 849, at Page 222. This is the same property conveyed to the Mortgagor herein by Stanley Lee Cox, which deed is recorded in the R.M.C. Office for Greenville County in Deed Book 1015, at Page 880.



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.

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