

FILED
GREENVILLE CO. S. C.
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TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Margaret C. Mathis,

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

Twenty Thousand and no/100-----Dollars (\$20,000.00) due and payable in equal monthly installments of Two Hundred Thirty-Three and 60/100 (\$233.60) Dollars each, commencing on the 15th day of November, 1975, 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, Oaklawn Township, containing 36 acres, more or less, according to plat entitled Property of William R. Mathis, prepared by Webb Surveying and Mapping Company dated February, 1973, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 5J at Page 72 and having the following metes and bounds, to wit:

BEGINNING at a nail and cap in the middle of Robert Chandler Road where a creek crosses said Robert Chandler Road and running thence S. 47-57 W. 708.8 feet to a nail and cap in Robert Chandler Road; thence S. 18-21 W. 706.8 feet to an iron pin; thence S. 43-46 E. 852.1 feet to an iron pin on a stream; thence up said creek, the transverse of which is N. 8-02 E. 159.8 feet to an iron pin; thence continuing with said stream as the line N. 65-05 E. 59.4 feet to an iron pin; thence continuing with said stream N. 81-42 E. 261.8 feet to an iron pin; thence continuing with said stream as the line N. 47-41 E. 121.7 feet to a spike in the middle of the Woodville-Pelzer Road; thence continuing with said stream as the line N. 33-36 E. 427.2 feet to an iron pin; thence continuing with said stream N. 47-35 E. 76.6 feet to an iron pin; thence continuing with said stream as the line N. 51-51 E. 126.3 feet to an iron pin; thence continuing with said stream N. 16-01 E. 317 feet to an iron pin; thence continuing with said stream as the line N. 39-51 E. 150 feet, more or less, to the Northwestern side of said stream; thence N. 49-54 W. 40 feet, more or less, to a stone and iron pin; thence running with the line of property now or formerly owned by Chandler, N. 49-54 W. 588.7 feet to an iron pin; thence S. 37-00 W. 237.6 feet to an iron pin; thence N. 53-00 W. 366.9 feet to an iron pin; thence S. 80-00 W. 172.9 feet to a nail and cap in the middle of Robert Chandler Road, the point of the beginning and containing 36 acres, more or less.



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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