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MORTGAGE OF REAL ESTATE—Prepared by GREENVILLE CO. S. C. WILKINS & WILKINS, Attorneys at Law, Greenville, S. C. 1975-118

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

Dec 17 4 35 PM '75  
CONNIE S. TANKERSLEY  
R.H.C.

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

WHEREAS, MELVIN BATES, JR. and LILLIAN BATES

(hereinafter referred to as Mortgagor) is well and truly indebted unto BUTTE KNIT 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

Three Thousand Five Hundred and 00/100----- Dollars (\$ 3,500.00) due and payable

\$131.71 on January 15, 1976 and a like amount on the fifteenth day of each and every month thereafter until the entire principal sum is paid in full, said installments to be applied first in payment of interest and then to principal.  
with interest thereon from date at the rate of Nine 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, the Mortgagee's heirs, 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, being known and designated as Lot No.

121 on plat of Brookwood, recorded in plat book BB at page 27 in the RMC Office for Greenville County, S. C., and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Gantt Drive, joint corner of Lot Nos. 121 and 2, and running thence along the rear line of Lot Nos. 2 and 1, N. 3-02 E. 183 feet to an iron pin; thence along the rear line of Lot No. 121, N. 86-56 W. 86.9 feet to an iron pin, the joint rear corner of Lot Nos. 120 and 121; thence with the joint line of said lots, S. 3-09 W. 182 feet to an iron pin on the northern side of Gantt Drive; thence with the northern side of said drive, S. 86-15 E. 86.9 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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