

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE } **MORTGAGE OF REAL ESTATE**

To All Whom These Presents May Concern:

Whereas: David J. McClain and Rhonda S. McClain

(hereinafter referred to as Mortgagor) is well and truly indebted unto Cryovac 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 **Two Thousand Two Hundred and 00/100**-----

----- Dollars (\$-2,200.00) due and payable first to interest at Fifty Seven and 93/100 (57.93) for forty eight (48) months beginning December 15, 1976.

with interest thereon from date at the rate of **one (1)** month per centum per ~~XXXX~~ 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**

All that certain piece, parcel or tract of land containing 1.2 acres, more or less, situate, lying and being on the Northern side of South Carolina Highway 418 as shown on plat entitled Property of Mary C. Spearman and William E. Myers dated November 10, 1972, and recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 50 at Page 27, and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the Northern side of South Carolina Highway 418 at the joint front corner of the premises herein described and property now or formerly of Childers, running thence with the line of property now or formerly of Childers, N. 21-00E 334 feet to an iron pin in the center of a county road; thence with the center of a county road, S. 75-59 E. 200 feet to an iron pin; thence with the line of property now or formerly of Strickland, S. 21-00 W. 187.7 feet to an iron pin on the Northern side of South Carolina 418; thence with the Northern side of South Carolina Highway 418, S. 70-30 W. 261 feet to the point of beginning.

This conveyance is subject to all restrictions, set-back lines, roadways, zoning ordinances, easements, and rights of way, if any, affecting the above described property.

This is the same property conveyed to the mortgagors herein by deed of Jakie C. Spearman of even date herewith to be recorded and the same property conveyed to Jakie C. Spearman by deed of Mary C. Spearman, dated December 31 1975 and recorded January 2, 1976 in Deed Volume 1029 at page 682 in the RMC Office for Greenville County, South Carolina.



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 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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