

M-102 Federal Annex Building
Atlanta, Georgia 30303

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE }

FILED MORTGAGE OF REAL ESTATE
GREENVILLE CO. S. C.
TO ALL WHOM THESE PRESENTS MAY CONCERN:
JUN 21 11 57 AM '78

BOOK 1435 PAGE 789

WHEREAS, Harry E. McAbee, TANKERSLEY
R.M.C.

(hereinafter referred to as Mortgagor) is well and truly indebted unto Atlanta Postal 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 -----

Eleven Thousand Six Hundred and No/100---- Dollars \$ 11,600.00 due and payable

in accordance with the terms of said note;

with interest thereon from date at the rate of 10 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, near the City of Greenville, being known and designated as Lot No. 71, White Horse Heights, Section 2, plat of which is recorded in the R.M.C. Office for Greenville County, S. C., in Plat Book BB, at page 183, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northerly side of Dena Drive, joint front corner of Lots 70 and 71; and running thence N. 21-13 W. 170 feet to an iron pin, joint rear corner of Lots 70 and 71; thence S. 68-47 W. 85 feet to an iron pin, joint rear corner of Lots 71 and 72; thence S. 21-13 E. 170 feet to an iron pin on Dena Drive, joint front corner of Lots 71 and 72; thence N. 68-47 E. 85 feet to an iron pin, the point of beginning.

The above property is the same conveyed to the Mortgagor herein by deed of C. E. Lloyd dated November 22, 1961, and recorded in the RMC Office for Greenville County, South Carolina, in Deed Book 687, at page 379, on November 30, 1961.

This is a second mortgage, being junior in lien to that certain mortgage given by Harry E. McAbee to C. Douglas Wilson & Co. on November 24, 1961, recorded in the R.M.C. Office for Greenville County, S. C. in Mortgage Book 875, at page 415, on November 30, 1961, in the original amount of \$11,700.00; mortgage subsequently assigned to Metropolitan Life Insurance Company by assignment filed for record in the R.M.C. Office for Greenville County in Mortgage Book 875, at page 418, on November 30, 1961.

The Grantee herein being a corporation operated for the benefit of its members, it is expressly agreed by and between the parties hereto, that in the event Grantor herein sells, conveys or otherwise transfers title to the above described property or any interest therein without the prior written consent of Atlanta Postal Credit Union, the entire balance of the principal and interest, at the option of Grantee, shall become immediately due and payable.

It is a further provision of this mortgage than any default with the first mortgage holder shall constitute a default under this mortgage.

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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