

P. O. Box 1688, Greenville, S. C. 29602

BOOK 1431 PAGE 333

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, LINDA M. MADDOX

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

N-P 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 **SIX THOUSAND ONE HUNDRED TWENTY AND 66/100THS** Dollars (\$ 6,120.66) due and payable

in accordance with the terms of the note of even date herewith

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

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, in Welcome Township, Greenville County, South Carolina, being known and designated as Lot No. 12 on plat of COCHRAN HEIGHTS property of Mrs. N. C. Cochran Estate prepared by C. O. Riddle, Surveyor, in November, 1952, and thereafter revised on August 30, 1954, the original plat being of record in the R. M. C. Office for Greenville County, S. C., in Plat Book HH, at page 13, the said lot having the following metes and bounds, to-wit:

BEGINNING at a point on the southeast side of Maxcy Avenue at the joint front corner of Lots Nos. 12 and 11, and running thence S 30-55 E 198.2 feet to the joint rear corner of Lots Nos. 12 and 11; thence with the rear line of Lot No. 12, S 85-24 E 83.7 feet to the joint rear corner of Lots Nos. 12 and 13; thence with the joint line of Lots Nos. 12 and 13, N 30-55 W 163.4 feet to the joint front corner of Lots Nos. 12 and 13 on Maxcy Avenue; thence with Maxcy Avenue, N 60-52 E 75 feet to the point of beginning and being the same conveyed to Carrie Lee M. McDonald by Edward H. Hembree by deed dated June 15, 1959, and recorded in the R. M. C. Office for Greenville County in Deed Book 627, at page 138, and devised by Will of Carrie Lee M. (McDonald) Harrison to the Mortgagor herein and Alvis McDonald as shown in Apartment 1423, File 13, Greenville County Probate Court. The Mortgagor acquired the interest of Alvis McDonald by deed dated July 14, 1976, and recorded in Deed Book 1039, at page 614, R. M. C. Office for Greenville County, S. C.

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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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