

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

BOOK 1452 PAGE 90

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Patrick Lyle Gunderson and Doreen Annette Hamilton

(hereinafter referred to as Mortgagor) is well and truly indebted unto ----Atlanta Postal Credit Union, a corporation, M-102 Federal Annex Bldg., Atlanta, Ga. 30303,

(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 Four Thousand Six Hundred and No/100----- Dollars (\$ 4,600.00) due and payable

One Hundred Sixteen and 67/100 (\$116.67) Dollars on December 16, 1978, and One Hundred Sixteen and 67/100 (\$116.67) Dollars on the 16th day of each successive month thereafter to November 16, 1982, inclusive,

with interest thereon from date at the rate of ten 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:

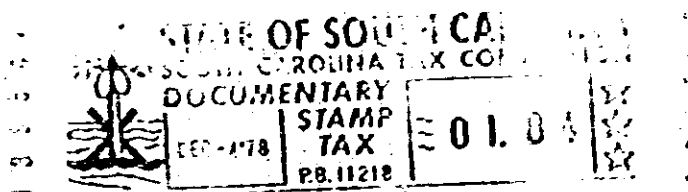
"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, being on the southern side of Circle Road, and being shown on a plat of property of Venture Associates as 2.46 acres, said plat prepared by C. O. Riddle, Surveyor, dated September 3, 1976, and recorded in the RMC Office for Greenville County in Plat Book 5V, Page 83, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point in the center of Circle Road, joint corner of property herein conveyed, and other property of Dee Smith Company, Inc., running thence with center of said road the following: N. 19-32 E 106.9 feet; N. 33-07 W. 310 feet; N. 77-57 W. 79.9 feet; thence, S. 85-52 W. 32.6 feet to a point joining front of property formerly owned by Ellen Pinson Butler; running thence with joint property lines, S. 26-17 W. 388 feet to an iron pin at joint corner of Butler property, formerly conveyed and other property of Dee Smith Company, Inc.; thence with the Circle Road property herein conveyed and other Smith property, S. 86-19 E. 416.95 feet to a point in center of Circle Road to the point of beginning.

This is the same property conveyed to the mortgagors herein by deed of Clay S. Aldebol and Patricia O. Aldebol which is being recorded simultaneously herewith. Book 1093, Page 126.

The mortgagee 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 mortgagors herein sell, convey or otherwise transfer title to the above-described property or any interest therein without the prior written consent of the mortgagor (Atlanta Postal Credit Union) wherein, the entire unpaid balance of the principal and interest, at the option of the mortgagee, shall become immediately due and payable.

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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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