

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.

1480-1187

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MORTGAGE OF REAL ESTATE

DOING BUSINESS AS BANKERSLEY ALL WHOM THESE PRESENTS MAY CONCERN.
R.M.C.

WHEREAS, I, Wilfred R. Adair,

(hereinafter referred to as Mortgagor) is well and truly indebted unto Atlanta Postal Credit Union, M-102 Federal Annex, Atlanta, Georgia 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 Seven Thousand Five Hundred and No/100----- Dollars (\$ 7,500.00) due and payable \$138.95 on November 15, 1979, and a like amount on the 15th day of each month thereafter to October 15, 1985, 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, Fairview Township, containing 3.97 acres in accordance with plat made for John B. Armstrong dated July 1979 and revised September 4, 1979 by C. O. Riddle, R.L.S., and being more fully described in accordance with said plat, to-wit:

BEGINNING at an iron pin at the Northwest corner of other property of mortgagor, being on the Southern side of State Highway 240, and running thence along the Southern side of State Highway 240, N. 86-17 E. 122.39 feet to an iron pin; thence N. 82-12 E. 100.3 feet to iron pin; thence N. 77-56 E. 60.93 feet to iron pin; thence S. 6-30 W. 663.6 feet to iron pin; thence N. 84-31 W. 275 feet to iron pin; thence N. 6-30 E. 602.65 feet to iron pin, being the point of beginning.

This being the identical property as conveyed to mortgagor herein by deed of even date from Ella Frances Armstrong recorded in the R. M.C. Office for Greenville County in Deed Book 1114, Page 479.

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 mortgagor herein sells, conveys or otherwise transfers title to the above described property or any interest therein without the prior written consent of mortgagee (Atlanta Postal Credit Union) herein, the entire unpaid balance of the principal and interest, at the option of mortgagee, shall become immediately due and payable.

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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