

Mortgagee's mailing address: 206 Wilkins Street
P. O. Box 8611, Sta. A
Greenville, S.C. 29604

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

RECORDED
GREENVILLE, S.C.

MORTGAGE OF REAL ESTATE

APR 22 PM '80 ALL WHOM THESE PRESENTS MAY CONCERN:

DEED BY MILDRED THOMASON

BOOK 1501 PAGE 168

WHEREAS, Robert W. Holland and Virginia P. Holland--

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

Four Thousand and No/100--
March 31, 1985

Dollars (\$4,000.00--) due and payable

with interest thereon from April 21, 1980 at the rate of 12% per centum per annum, to be paid: In sixty (60) monthly installments of Eighty-Eight and 98/100 Dollars (\$88.98), the first such payment to be made on April 30, 1980.

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 ~~XXXXXXXXXXXXXXXXXXXX~~ in the Town of Fountain Inn, County of Greenville, State of South Carolina, and being shown and designated as Lot No. 54 on a plat of Inn Village, prepared by W. N. Willis, Engineers, dated February 25, 1960, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern edge of Inn Circle, joint front corner of Lots 54 and 55, and running thence N. 53 E., 76.6 feet to an iron pin, joint corner of Lots 53 and 54; thence along the joint line of Lot 53, N. 64-47 W., 156.8 feet to an iron pin; thence turning and running S. 40-10 W., 51 feet to an iron pin; thence S. 53 W., 100 feet to an iron pin, joint rear corner with Lot 55; thence along joint line with Lot 55, N. 37-00 W., 150 feet to an iron pin, the point of beginning.

This is the identical property conveyed to the mortgagors by deed of Mildred Thomason as recorded in the R.M.C. Office for Greenville County in Deed Book 1099, Page 577, recorded 3/30/79.

The lien of this mortgage is junior and subordinate to the lien of that certain mortgage heretofore given by the same mortgagors upon the same property in favor of United Federal Savings and Loan Association of Fountain Inn, dated October 26, 1979 and recorded on October 29, 1979 in R.E.M. Volume 1486 at page 165.

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 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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