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MORTGAGE OF REAL ESTATE—Prepared by RILEY AND RILEY, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

GREENVILLE CO. S. C.

MORTGAGE OF REAL ESTATE

ALL WHOM THESE PRESENTS MAY CONCERN:

ROBERT R. REED and GAIL W. REED

WHEREAS, ROBERT R. REED and GAIL W. REED

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

THIRTY THOUSAND and NO/100-----Dollars (\$ 30,000.00) due and payable in consecutive monthly installments of Four Hundred Eight-three and 92/100 (483.92) Dollars

with interest thereon from date at the rate of fifteen 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, known and designated as Lot No. One (1) on plat of Brookside Subdivisions, Section 1, recorded in Plat Book 4R at page 56 in the RMC Office for Greenville County, South Carolina, and having according to said plat, the following metes and bounds, courses and distances, to-wit:

BEGINNIN at an iron pin on the northeast side of Adams Mill Road, the joint front corner of Lots No. 1 and 2; thence with the joint line of said lots, N. 55-28 E. 184.3 feet to an iron pin; thence N. 35-50 W. 105 feet to a point on the branch; thence with said branch as the line, the chord of which is S. 80-26 W. 108.1 feet; thence continuing S. 87-40 W. 110.3 feet; thence N. 36-30 W. 32.8 feet; thence S. 62-17 W. 15.8 feet to an iron pin on the east side of Adams Mill Road; thence with the east side of said road, S. 40-23 E. 147 feet to a point; thence continuing S. 41-02 E. 99.7 feet to the beginning corner.

This being the same property conveyed to the Mortgagors herein by deed of Donald E. Baltz, Inc. dated December 12, 1974, recorded December 13, 1974, in the RMC Office for Greenville County in Deed Volume 1011 at page 679.

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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 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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