

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

1544 PAGE 529

WHEREAS, BETTY J. GIRARDEAU

(hereinafter referred to as Mortgagor) is well and truly indebted unto G.H.S. EMPLOYEES FEDERAL CREDIT UNION
701 Grove Road
Greenville, S.C. 29602

(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 Nine Thousand and 00/100

Dollars (\$ 9,000.00) due and payable

in 120 equal monthly installments of \$139.14, with the first payment being due and payable on July 15, 1981, and a like sum each month thereafter until paid in full.

with interest thereon from _____ date _____ at the rate of _____ per centum per annum, to be paid: **AS PER PROMISSORY NOTE**

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:

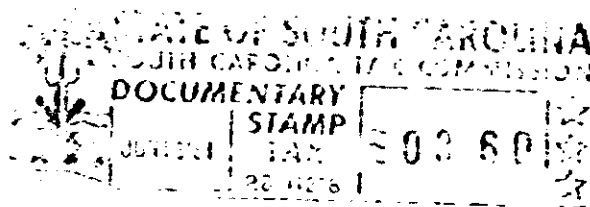
"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of _____

All that certain piece, parcel or lot of land in Greenville Township, Greenville County, State of South Carolina, being known and designated as Lot No. 6 on Plat of W. H. Moon property, recorded in the R.M.C. Office for Greenville County in Plat Book F, at Page 98, and having the following metes and bounds:

BEGINNING at an iron pin on the north side of Neely Street at corner of Neely property, and running thence along the line of the Neely property, N. 1-35 W. 114 feet, more or less, to stake; thence along the line of the Edwards property, S. 83-18 E. 77.9 feet to a stake; thence S. 13-25 W. 119.7 feet to iron pin on the north side of Neely Street; thence along the northern side of Neely Street, N. 76-15 W. 48 feet to the BEGINNING.

This being the same property conveyed to the Grantors herein by deed from Ella R. Smith recorded in the Greenville County RMC Office in Book 862 at Page 269 on February 18, 1969.

This conveyance is subject to any and all existing reservations, easements, rights of way, zoning ordinances and restrictions or protective covenants that may appear of record, on the recorded plat(s) or on the premises.



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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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