

Mortgage's Address: P. O. Box 338, Simpsonville, SC 29681

MORTGAGE OF REAL ESTATE- Offices of Yarborough, Moore & Smock, Attorneys at Law, Greenville, S. C.

BOOK 1585 PAGE 95

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

FILED
GREENVILLE CO. S.C.

WHEREAS, WILLIAM D. LANIER AND LILLIE K. LANIER

(hereinafter referred to as Mortgagor) is well and truly indebted unto DONALD W. HERSLEY CRYOVAC EMPLOYEES FEDERAL CREDIT UNION R.M.C.

(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 seventy-seven dollars and

29/100-----Dollars (\$7,577.29) due and payable

in seventy-two (72) consecutive monthly installments in the amount of One Hundred Sixty and 91/100 (\$160.91) Dollars each commencing December 15, 1982, all as set forth in a Note of even date herewith with interest thereon from November 5, 1982 at the rate of fifteen (15) per centum per annum, to be paid as stated in said 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 OTHER RIGHTS RESERVED BY THE MORTGAGEE AND ITS SUCCESSORS AND ASSIGNS.~~

All that piece, parcel or tract of land lying in the State of South Carolina, County of Greenville, near the corporate limits of the Town of Simpsonville, being known and designated as Lot 3 on a plat entitled "Eastview Heights Property of E. G. Whitwire, Simpsonville, South Carolina" made by C. O. Riddle, Surveyor, June, 1958, recorded in Plat Book 00, Pages 144 and 145, R.M.C. Office for Greenville County, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern edge of East Curtis Street, at the joint front corner with Lot of Roy King, and running thence with the Southern side of said Street, N. 77-43 E., 105.2 feet to an iron pin at the joint front corner with Lot 2; thence with the joint line of said Lot 2, S. 8-13 E., 172.8 feet to an iron pin, back joint corner with Lot 4; thence with the joint line of said lot 4, S. 77-47 W., 101.3 feet to an iron pin, back joint corner with the Roy King lot; thence with the joint line of lot of said Roy King, N. 9-29 W., 172.2 feet to an iron pin at the point of beginning.

This being the same property conveyed to Mortgagor herein by deed of Levis L. Gilstrap dated April 3, 1970 and recorded in the RMC Office for Greenville County, South Carolina on April 7, 1970 in Volume 887 at Page 374.

This mortgage being second and junior in lien to that certain mortgage given by Mortgagors herein to Fountain Inn Federal Savings and Loan Association (now known as American Federal Savings and Loan Association) dated April 3, 1970 and recorded in the RMC Office for Greenville County, South Carolina on April 7, 1970 in Volume 1152 at Page 67. Said mortgage being in the original sum of \$18,000.00.

STATE OF SOUTH CAROLINA
DEPARTMENT OF REVENUE
DOCUMENTARY
ISSUED
NOV 11 1982

RECORDED
NOV 11 1982
GREENVILLE COUNTY, SOUTH CAROLINA

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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