

P.L. 1400
Greer, 29657

GREENVILLE S.C.
DEC 2 4 21 PM '82
DONNIE SHERSLEY
R.M.C.

LONG, BLACK & GASTON
BOOK 1587 PAGE 817

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

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

WHEREAS, JERRY LEE MCABEE

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

HOECHST EMPLOYEES 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

FIFTEEN THOUSAND DOLLARS AND NO/100----- Dollars (\$ 15,000.00) due and payable

IN ACCORDANCE WITH THE TERMS OF THE NOTE OF EVEN DATE
HEREWITH FOR WHICH THIS MORTGAGE STANDS AS SECURITY

with interest thereon from date at the rate of 15% per centum per annum, to be paid: weekly

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, Chick Springs Township, located in the City of Greer at the Southeast intersection of Poplar Drive and Cannon Avenue, and being shown as Lot No. "A" on plat made for A. B. McBee by H. S. Brockman, Surveyor, dated April 15, 1959 and having the following courses and distances, to-wit:

BEGINNING at the corner of Poplar Drive and Cannon Avenue and running thence along the East side of Poplar Drive, S. 1-48 W. 135 feet; thence S. 89-48 E. 83.2 feet to corner of Lot No. "B" on said plat; thence therewith N. 12-27 W. 120.6 feet to the south side of Cannon Avenue; thence along the south side of Cannon Avenue, along the inside side of sidewalk, N. 70-16 W. 78.5 feet to the beginning corner.

THIS is the same property conveyed to the mortgagor herein by deed of Charled Edward McAbee, dated June 2, 1978 and recorded June 2, 1978 in the R.M.C. Office for Greenville County in Deed Book 1080 at Page 325.

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
STAMP TAX
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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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