

MORTGAGE OF REAL ESTATE -  
FILED  
GREENVILLE S.C.  
STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE } 58 PM '83  
DONNIE S. WATKINS  
R.M.C.

80. 1611 and 520  
MORTGAGE OF REAL ESTATE  
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Ben Eric Howard and Susan Arlene Howard

(hereinafter referred to as Mortgagor) is well and truly indebted unto Wunda Weve 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 Thirteen Thousand Two Hundred Fifty-six and 84/100-----  
-----Dollars (\$ 13,256.84 ) due and payable

according to the terms of a note executed of even date and incorporated herein by reference, but in no event later than June 15, 1993

with interest thereon from June 13, 1983 at the rate of 15% 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:

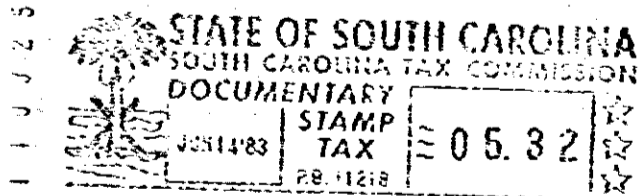
"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, on the northside of S. C. Highway 415 and being shown more fully on a plat of survey prepared by Terry T. Dill and recorded in the RMC Office for Greenville County in Plat Book DDD, Page 81A, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the north side of said highway approximately 778 feet to U. S. Highway 25, and running thence N. 19-05 E. 414.5 feet to a stone; thence S. 26-20 E. 407.5 feet to an axle, on the highway; thence along the highway S. 85-12 W 315 feet to the point of beginning.

THIS conveyance is made subject to all easements, restrictions, rights-of-way, roadways, or other matters which may appear by examination of the premises or the public record herein.

THIS being the same property conveyed to the mortgagors herein by deed of Ruth Darby recorded in the RMC Office for Greenville County in Deed Book 1059, Page 914, on July 5, 1977.

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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 such 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.