



MORTGAGE OF REAL ESTATE

1969 12 12 1969

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

Whereas: KENNETH J. CANNON and NELLIE H. CANNON

(hereinafter referred to as Mortgagor) is well and truly indebted unto CRYOVAC EMPLOYEES FEDERAL CREDIT UNION
P.O. Box 338
Simpsonville, S.C. 29681

(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 **Twenty-Five Thousand and No/100**
Dollars (\$ 25,000.00) due and payable

as per note executed this date or any future modifications, extensions or renewals thereof.

with interest thereon from date at the rate of per note per centum per annum to be paid: per 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 **Greenville**

ALL that certain lot of land lying in the Town of Fountain Inn, County of Greenville, State of South Carolina, shown as Lot 2 on a plat of Woodfield Heights Subdivision, Section 2, by Carolina Engineering and Surveying Company, dated May 30, 1966, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Western side of Garrett Street, at the joint front corner of lots 1 and 2 and running thence with the western side of Garrett Street, S. 10-50 W., 102.8 ft. to an iron pin on the line of property of D. A. Alberson; thence with the Alberson line, N. 65-45 W., 250 ft. to an iron pin on the line of lot 3; thence with the line of lot 3, N. 24-15 E., 100 ft. to an iron pin at the joint rear corner of lots 1 and 2; thence with joint line of said lots, S. 65-45 E., 226.2 ft. to an iron pin at the point of beginning.

THIS being the same property conveyed to the Mortgagors by Deed of Frank L. Powell and Dorothy C. Powell, recorded 1/29/69 in Deed Book 861, at Page 109 in the R.M.C. Office for Greenville County.

RECORDED IN THE OFFICE OF THE CLERK OF THE COURT OF COMMON PLEAS IN GREENVILLE COUNTY, SOUTH CAROLINA, THIS 12th DAY OF JULY, 1969.

together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way in, to, or out of, and all of the rents, issues, and profits which may arise or be had thereon, and including all heating, plumbing, and electric fixtures now or hereafter attached, connected, or fixed 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, unto the said Mortgagee, its heirs, successors and assigns forever.

The Mortgagee covenants that it is its duty to hold the premises hereinafore described in fee simple absolute, that it has used such of its lawful powers as it may have to acquire the same, and that the premises are free and clear of all taxes and encumbrances except as provided herein. The Mortgagee further covenants to warrant and defend the title to the said premises against the claims of all persons, and to defend the Mortgagee and all persons claiming under the same against the claims of all persons.

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