

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

OCT 25 4 18 PM '93 MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:
DONNIE S. WATERSLEY
R.M.C.

WHEREAS, Rufus E. Ouzts

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

J.E. Serrine Co. Employees FCU
P.O. Box 5456, Sta. B
Greenville, S.C. 29606

(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

Eight thousand and 00/100 - - - - Dollars (\$ 8,000.00) due and payable

AS SHOWN ON NOTE

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

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 tract of land situate, lying and being in Greenville County, South Carolina in Paris Mountain Township containing 5.46 acres, being shown and designated as Lot No. 17 according to a plat entitled "Property of Rufus Ouzts," prepared by Gould and Associates, dated February 4, 1978, recorded in the RMC Office for Greenville County, South Carolina in Plat Book 6J at Page 78, reference to said plat being craved hereto for a metes and bounds description.

THIS is the same property conveyed to the mortgagor by deed of P.W. Burdine recorded February 12, 1978 in Deed Book 1073, Page 825.

STATE OF SOUTH CAROLINA
RECORDING COMMISSION
STAMP
TAX \$ 03.20

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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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