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GREENVILLE CO. S. C.

MORTGAGE OF REAL ESTATE—Munn, Foster, Ashmore, & Briasey, Attorneys at Law, Justice Building, Greenville, S. C.

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

APR 30 4 00 PM '11  
OLLIE FARNSWORTH  
R. M. C.

MORTGAGE OF REAL ESTATE

BOOK 1154 PAGE 03

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, We, Bryan Kirby and William D. Kirby

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

Four Thousand and No/100----- Dollars (\$4,000.00) due and payable

as stated therein.

with interest thereon ~~XXXX~~ on unpaid balance the rate of one month per centum per ~~XXXX~~, 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, located near the City of Greenville and on the east side of the Mountain Creek Road, being shown as the property of Florrie Lee Alewine on a plat of property made for Florrie Lee Alewine by C. O. Riddle, Surveyor, dated July, 1957, containing 10 acres, more or less, and having the following course and distances:

Beginning at a point in the center of the Mountain Creek Road, iron pin on eastern bank of said road 61.6 feet from true corner, and running thence N. 38-06 E. 628.4 feet to a stone, corner of other tract shown on plat referred to; thence with the line of other tract, N. 87-40 E. 813.3 feet to an iron pin on line of lands reserved by Florrie Lee Roberts Alewine; thence with other lands now or formerly of Florrie Lee Roberts Alewine, S. 21-00 W. 492.9 feet to an iron pin; thence continuing with line of property now or formerly of Florrie Lee Roberts Alewine, S. 84-40 W. 1025.8 feet to a point in the center of the Mountain Creek Road (iron pin on east bank thereof at 38 feet); thence with the center of said Road, N. 0-57 E. 25 feet to the beginning corner.

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.