

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE, CO. S. C.

BOOK 1233 PAGE 31

MORTGAGE OF REAL ESTATE

MAY 11 3 53 PM '77
OLLIE FARNSWORTH
R. H. C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Benny R. Skelton

(hereinafter referred to as Mortgagor) is well and truly indebted unto
N-P Employees 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 Six Thousand Five Hundred Ninety-Eight and 80/100----- Dollars (\$ 6,598.80) due and payable as follows: \$91.65 on the 11th day of June, 1972, and \$91.65 on the 11th day of each and every month thereafter until the entire amount has been paid,

maturity
with interest thereon from ~~date~~ at the rate of 8 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, known and designated as Lot 274 as shown on a Plat entitled " Second Revision of Traxler Park," recorded in the RMC Office for Greenville County, in Plat Book G at Page 116, reference to said Plat being craved for a metes and bounds description thereof; and being the same property conveyed by C.S. Willingham to Benny R. Skelton by a deed dated June 26, 1970, and recorded in the said RMC Office in Deed Book 893 at Page 616.

The lien created by this mortgage is second in priority to the lien created by ^{mortgage from} Benny R. Skelton to Collateral Investment Company, dated July 10, 1970, in the original sum of \$21,050.00 and recorded in said RMC Office in Mortgage Book 1160 at Page 251.

Together with all and singular rights, members, herditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all 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.