

FILED
GREENVILLE CO. S. C.
MORTGAGE OF REAL ESTATE

BOOK 1350 PAGE 401

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

FILED
S. J. FARRAR, CLERK
4 16 PM '75

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

Whereas: William Larry and Janet B. Mahaffey

hereinafter referred to as Mortgagor, is well and truly indebted unto Cryovac 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

Three Thousand One Hundred Sixty Five and 78/100----- Dollars (\$3,165.78) due and payable

first to interest at Forty Five and 43/100 (\$45.43) per month for 120 months.

with interest thereon from date at the rate of one (1) per centum per ~~month~~ 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, containing 1.13 acres as shown on plat entitled "William L. and Janet B. Mahaffey", dated September 8, 1975, prepared by J. L. Montgomery, III, R. L. S. and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an old iron pin on the eastern edge of Jonesville Road at the corner of property of the mortgagors herein and running thence S. 70-36 E. 563.00 feet to an iron pin in creek passing over an old iron pin 150.5 feet back on line; thence with the meanders of said creek as the line S. 9-28 E. 94.1 feet to an iron pin; thence with the line of property now or formerly of the Mills N. 71-04 W. 329.55 feet to an iron pin; thence N. 71-57 W. 254.8 feet to an iron pin on the eastern edge of Jonesville Road; thence with said road N. 4-33 E. 94.31 feet to the point of beginning.



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 hereinafove 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 defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagor or all persons whosoever, fully claiming the same, and to pay thereof.

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