

MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

FILED
SOUTH CAROLINA
JUN 04 AM '80
R.M.C. WALKERSLEY

WHEREAS, JOE A. RUSSELL AND JUDY H. RUSSELL

(hereinafter referred to as Mortgagor) is well and truly indebted unto CRYOVAC 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 Twenty-Four and 48/100 Dollars (\$3,024.48) due and payable

In monthly installments of Sixty-Two and 45/100 Dollars (\$62.45) commencing November 15, 1980 and Sixty-Two and 45/100 Dollars (62.45) on the fifteenth day of each and every month thereafter until paid in full.

with interest thereon from date hereof at the rate of Fourteen 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, and shown and designated as a 4.00 acre tract as shown on plat prepared by W. R. Williams, Jr., Engineer and Surveyor dated April 14, 1975, Revised December, 1976 and December, 1977 recorded in the RMC Office for Greenville County in Plat Book 5-X at Page 70 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a nail and cap in the center of Stamey Valley Road at the joint corner of this tract and a 8.40 acre tract and running thence N. 48-50 E., 415.1 feet to an iron pin; running thence S. 42-36 E., 262 feet to an iron pin at the joint rear corner of this tract and a 4.19 acre tract; running thence S. 15-50 W., 527 feet to a spike in the center of Stamey Valley Road; running thence with the center of Stamey Valley Road, N. 38-18 W., 75 feet to a nail and cap; thence N. 40-11 W., 400 feet to a nail and cap; thence N. 33-26 W., 75 feet to a nail and cap, the point and place of beginning.

Derivation: Wilson Farms, Inc., Deed Book 1071, Page 762, recorded January 11, 1978.

STATE OF SOUTH CAROLINA
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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 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.

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