



STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

Whereas: James R. Spivey and Carolyn J. Spivey

hereinafter referred to as Mortgagor) is well and truly indebted unto -----
--Cryovac Employees Federal Credit Union, P.O. Box 338, Simpsonville, S.C.-----

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 -----
--Seven thousand two hundred and 00/100----- Dollars (\$ 7,200.00) due and payable

--Ninety eight and 36/100--per month for one hundred twenty months payable first to interest---

with interest thereon from date at the rate of 9/10's of 1 per centum per (one) month 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-----

ALL THAT CERTAIN PIECE, PARCEL OR LOT OF GROUND, together with all the buildings and improvements thereon, lying in Butler Township, County of Greenville, State of South Carolina; and being designated as Lot no. Six (6) and Part Lot No. seven (7) of E.M. Dill Property; according to a plat by H.S. Brockman, Surveyor, dated November 20, 1945; registered in Plat Book BBB, page 21, Records of R.M.C. Office of Greenville County, S.C. said property being more particularly described as follows:

BEGINNING AT A POINT on the Western Right-of-way limit of River Road, the Northeast corner of said Plot, and running South 79 degrees 15 minutes West, Two hundred seventy (270.0') feet to a point; then South 41 degrees 45 minutes East, Four hundred thirty eight (438.0') feet to a point on the Western Right-of-way Limit of River Road; then North 6 degrees 40 minutes West, Three hundred ninety one (391.0') feet, along the Western Right-of-Way Limit of River Road to the point of beginning.

Being the same property acquired by the Grantor herein from Mrs. Edith Paterson Childers by Deed of May 30, 1974, Registered in Deed Book page Office of R.M.C., Greenville County, South Carolina.



Together with all and singular rights, incidents, hereditaments, and appurtenances to the same in any way in fact or appertaining, and all of the rents, issues, and profits which may arise or be had thereon, and including all heating, plumbing, and lighting fixtures now or hereafter attached, connected or fastened 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 hereinafore described in fee simple absolute, that it has good right and is lawfully authorized to sell, convey or convey under 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 against all and singular the said premises unto the Mortgagee forever, from and against the Mortgagor and all persons who claim or may claim by, through, or under the Mortgagor.

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