

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Thomas A. Durham,

(hereinafter referred to as Mortgagor) is well and truly indebted unto Abney Mills Greenville 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 Three Hundred Twenty and no/100

Dollars (\$6,320.00) due and payable

in ninty-six (96) equal monthly payments of Seventy Three and 80/100 (\$73.80) Dollars commencing on the 15th day of October, 1975 and on the 15th day of each and every month thereafter until paid in full

with interest thereon ~~from date~~ after maturity at the rate of 7% per centum per annum, to be paid: after maturity.

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, in Greenville Township, containing 1.99 acres according to survey of the property of A. R. Bruce made by Carolina Engineering Service on March 14, 1966, and having the following metes and bounds to said plat.

BEGINNING at an iron pin at corner of property now owned by C. B. Garner on Farr's Bridge Road and running thence along the Garner property, South 41-49 East 286 feet; running thence South 60-0 West 322.5 feet to an iron pin; running thence along the line of Hunt property, North 47-30 West 248 feet to an iron pin on Farr's Bridge Road; running thence along Farr's Bridge Road, North 52-0 East 242 feet to an iron pin: thence continuing with Farr's Bridge Road, North 53-40 East 100 feet to the point of beginning.

This is the same property conveyed to the mortgagor herein by deed recorded in the R.M.C. Office for Greenville County, South Carolina at deed book 1024 at page 665.

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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 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.

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