

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.

1357 523

JAN 7 10 06 AM '76
DONNIE S. TANKERSLEY
R.H.C.

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, we, Robert L. Mosteller and Lois K. Mosteller

(hereinafter referred to as Mortgagor) is well and truly indebted unto Greer Homelite 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 Sixty Three and 46/100

Dollars (\$ 3,063.46) due and payable

as set forth in promissory note of even date,

with interest thereon from date at the rate of $7\frac{1}{2}$ per centum per annum, to be paid: as set forth in note of even date,

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, being in Highland Township and being shown and designated as 4.36 acres, according to plat and survey prepared by Tri-State Surveyors, dated October 21, 1974 and to be recorded in RMC Office for said County and State and having according to said plat, the following metes and bounds:

BEGINNING at a nail and cap in center of County Road, (50 feet north from Tyger Bridge Road) iron pin back on bank at 30 feet and runs thence N. 54-39 E. a total distance of 323.7 feet to iron pin; thence S. 46-27 E. 49.5 feet to iron pin, corner of Roy W. and Pauline T. Mosteller property; thence as common line with said property N. 66-08 E. 175 feet to iron pin, corner of Mrs. C. O. Johnson property; thence as common line N. 35-58 W. 351.8 feet to iron pin; thence N. 63-05 W. 378.4 feet to nail and cap in center of county road; thence along center of said road S. 8-09 E. 100 feet to nail and cap; thence along said road S. 5-55 E. 100 feet to nail and cap in center of said road; thence along said road S. 4-12 E. 200 feet to nail and cap in center of said road; thence along said road, S. 6-30 E. 100 feet to nail and cap in center of said road; thence along center of said road S. 7-43 E. 100 feet to nail and cap in center of said road; thence along center of said road, S. 13-31 E. 86 feet to the beginning corner and containing 4.36 acres, more or less.

This is that same property conveyed to mortgagors by deed dated October 26, 1974 and recorded in RMC Office in Book 1009 at page 660.



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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 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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