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GREENVILLE CO. S. C.

BOOK 1357 PAGE 589

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

JAN 8 4 16 PM '75  
DONNIE S. TANKERSLEY TO ALL WHOM THESE PRESENTS MAY CONCERN:  
R.H.C.

MORTGAGE OF REAL ESTATE

WHEREAS, Eloise S. Crane

(hereinafter referred to as Mortgagor) is well and truly indebted unto Atlanta Postal Credit Union

dated Dec. 15, 1975

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note ~~XXXXXX XXXXXX~~, the terms of which are incorporated herein by reference, in the sum of

Three Thousand Two Hundred Seventy-Five & No/100 Dollars (\$ 3,275.00 ) due and payable as per the terms of said note,

with interest thereon from Dec. 15, 1975 at the rate of ten per centum per annum, to be paid: as per the terms of said note.

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:

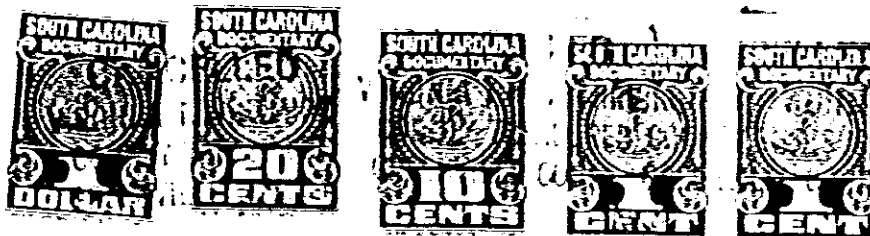
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration 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, within the corporate limits of the City of Greenville, being known and designated as Lot No. 14 of a subdivision known as Swanson Court as shown on a revised plat thereof prepared by C. C. Jones, C. E., November 1, 1962, recorded in the R.M.C. Office for Greenville County in Plat Book YY, at Page 91, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Swanson Court, joint front corner of Lots Nos. 13 and 14, and running thence along the joint line of said lots, N. 35-30 E. 145 feet to an iron pin on the bank of Richland Creek; thence continuing along the same course, N. 35-30 E. 15 feet, more or less, to a point in the center of said creek, joint rear corner of said lots; thence along the center of said creek, a traverse line being N. 43-15 W. 77.5 feet to a point in the center of said creek, the joint rear corner of Lots Nos. 14 and 15; thence along the joint line of said lots, S. 40-20 W. 12 feet, more or less, to an iron pin on the bank of said creek; thence continuing along the joint line of said lots S. 40-20 W. 163 feet to an iron pin on the northern side of Swanson Court; thence along the northern side of Swanson Court S. 55-15 E. 20.5 feet to an iron pin; thence continuing along the northern side of Swanson Court S. 56-00 E. 69.5 feet to an iron pin, the beginning corner.

The above described lot comprises the greater portion of Lot No. 15 and a small portion of Lot No. 16 as shown on the original subdivision plat of Swanson Court which is recorded in the R.M.C. Office for Greenville County in Plat Book YY, at Page 73.

The Mortgagee herein being a corporation operated for the benefit of its members, it is expressly agreed by and between the parties hereto, that in the event Mortgagor herein sells, conveys or otherwise transfers title to the above described property or any interest therein without the prior written consent of Mortgagee herein, the entire unpaid balance of the principal and interest, at the option of Mortgagee, shall become immediately due and payable.



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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