

FILED
GREENVILLE CO. S. C.

BOOK 1330 PAGE 769

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
CONNIE S. TAYLOR
HERSLEY

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

WHEREAS, Allen G. Arms and Jackie S. Arms,

(hereinafter referred to as Mortgagor) is well and truly indebted unto Sharonview Credit Union, Charlotte, North Carolina,

(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 Ten Thousand and 00/100-----

----- Dollars (\$ 10,000.00) due and payable
in One Hundred Twenty (120) semi-monthly installments of One Hundred Three and 80/100 (\$103.80) Dollars each until paid in full,

month
with interest thereon from _____ date at the rate of 3/4 of 1 per centum per ~~XXXX~~ to be paid: semi-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, near Greer, South Carolina, containing one (1) acre according to a plat prepared for Allen Arms by Webb Surveying and Mapping Co., December, 1975, which plat is recorded in the R.M.C. Office for Greenville County, S. C. in Plat Book 5Q, at Page 15, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southwestern side of Groce Meadow Road (Mayes Bridge Road), which iron pin lies 520 feet, more or less, northwest of the intersection of Groce Meadow Road and Bull Road (Groce Meadow Road), and running thence S. 49-43 W. 270.5 feet to an iron pin; thence N. 38-32 W. 161.4 feet to an old iron pin; thence S. 49-31 E. 246.5 feet to an old iron pin; thence N. 6-01 W. 28.7 feet to an old iron pin on the southwestern side of Groce Meadow Road; thence with said road, S. 39-46 E. 182 feet to the beginning corner.



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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