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STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
MORTGAGE OF REAL ESTATE
R.H.C.

To All Whom These Presents May Concern:

Whereas: James M. Mahaffey and Shirley Jean Mahaffey

(hereinafter referred to as Mortgagor) is well and truly indebted unto Cryovac 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 Six Thousand and 00/100 -----
-----Dollars \$ -6,000.00--- due and payable

first to interest at Eighty Six and 10/100 (\$86.10) for One Hundred Twenty (120) months beginning September 15, 1976.

with interest thereon from date at the rate of one (1) month per centum per XXXXX 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, lying just North of the City limits

of Mauldin, on the west side of East Butler Avenue, and shown as 3.02 acres on a plat entitled "Property of T. J. Mahaffey, Estate" by C. O. Riddle, dated November, 1972, which plat is recorded in the RMC Office for Greenville County in plat book 4S, page 53, and has, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point near the center of East Butler Avenue, at the joint corner of property now or formerly of Benjamin J. Mahaffey, and running thence with his line, N. 75-16 W., 157.8 feet; S. 76-26 W., 100 feet and N. 76-13 W., 1,208 feet, more or less, to the center of Gilders Creek; thence with the center of Gilders Creek as the line, the traverse of which is S. 14-05 W., 113.5 feet to an iron pin on property now or formerly belonging to Greenville County School District; thence along said line, S. 75-16 E., 240 feet to an iron pin; thence along the line of property now or formerly of Marion W. and Shelby W. Chandler, N. 5-59 E., 60 feet to an iron pin; thence S. 75-16 E., 230 feet to an iron pin; thence N. 76-26 E., 204.5 feet to an iron pin; thence S. 75-16 E., 155 feet to a nail and cap near the center of East Butler Avenue; thence along the center of said Avenue, N. 4-45 E., 25 feet to the point of beginning.

This is the identical property conveyed to the grantors by deed of Amanda C. Mahaffey, recorded in the RMC Office for Greenville County in deed book 994 at page 407., on February 27, 1974.

This conveyance is made subject to restrictive covenants of record and to any easements or rights of way affecting the above described property.



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 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 to 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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