

GREENVILLE CO. S.C.

MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

**MORTGAGE OF REAL ESTATE**

To All Whom These Presents May Concern:

Whereas: James L. Pressley Jr.

hereinafter referred to as Mortgagor) is well and truly indebted unto  
--Cryovac Employees Federal Credit Union, P.O. Box 338, Simpsonville, S.C.--

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

--Seven thousand three hundred nineteen and 17/100--- Dollars (\$ 7,319.17 ) due and payable

for one hundred twenty months @ \$105.03 per month payable first to interest-----

with interest thereon from date at the rate of one (1) per centum per ~~year~~ <sup>month</sup> 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 Mortgagee 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, on the east side of Reedy River, containing 3 acres, more or less, according to a survey of the Farm of May H. Goddard and Blanche H. McPherson, made by John A. McPherson & Associates, and according to a more recent survey by J. L. Montgomery, III, RLS, dated May 24, 1977, entitled "James L. & Nancy D. Pressley Property," and recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 60 at Page 82, and according to said plat, having the following metes and bounds, to-wit:

BEGINNING at a point which is an old nail cap located in the center of the County Road, such point being 609 feet from N. Harrison Bridge Road; thence N. 25-45 E. 369.29 feet to an old iron pin; thence N. 24-48 E. 594.69 feet to an iron pin; thence N. 64-35 W. 130 feet to an iron pin; thence S. 26-00 W. 942 feet to a nail cap located in the center of a County Road; thence along the center of said County Road, S. 52-57 E. 50 feet to a nail cap; thence continuing along center of said County Road, S. 57-03 E. 95 feet to the point of beginning.

This is a portion of the same land conveyed to Thomas J. Wilson, Jr., O.D. and Doris B. Wilson by deed of Evelyn Goddard, Barbara Goddard Hughes (a/k/a Bobbie Ann Hughes) and Gaynelle Goddard, dated August 19, 1976, and recorded in the RMC Office for Greenville County, S. C., in Book 1041 at Page 496, on August 19, 1976.



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 Mortgagee covenants that it is lawfully seized of the premises hereabove described in fee simple absolute, that it has good right and is lawfully authorized to so convey or convey the same, and that the premises are free and clear of all liens and encumbrances except as provided herein. The Mortgagee further covenants to warrant and to defend, defend and singular the said premises unto the Mortgagee forever, from and against the Mortgagor and all persons who may claim title claiming the same or any part thereof.

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