

Mortgagee's Address: P. O. Box 8611, Sta. A
Greenville, S. C. 29604

BOOK 1510 PAGE 131

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

ASLEY

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

WHEREAS, Julian Kenneth Green and Norma R. Green

(hereinafter referred to as Mortgagor) is well and truly indebted unto Greenville Educators 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

Eight Thousand Five Hundred and No/100--
July 31, 1983

Dollars (\$ 8,500.00) due and payable

with interest thereon from August 11, 1980 at the rate of 15% per centum per annum, to be paid: In thirty-six (36) equal monthly installments of Two Hundred Ninety-Four and 65/100 Dollars (\$294.65) commencing on August 31, 1980 and payable on the last day of each succeeding month until paid in full.

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, City of Greenville, and being shown as Lot 11 on a plat of Pleasantburg Forest, recorded in the R.M.C. Office for Greenville County in Plat Book "GG," Page 163, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northerly side of Conway Drive at the joint front corner of Lots 10 and 11 and running thence with the common line of said Lots, N. 8-20 E. 260.4 feet to an iron pin; thence S. 78-22 E. 52.6 feet to an iron pin; thence S. 2-05 W. 264 feet to an iron pin on the northerly side of Conway Drive; thence with said Drive N. 78-22 W. 81.1 feet to the point of beginning.

This is the same property conveyed to the Mortgagors herein by deed of Curtis R. Smith dated and recorded on March 6, 1968 in the R.M.C., County and State aforesaid, in Deed Volume 839 at page 141.

The lien of this Mortgage is junior and subordinate to the lien of that certain Mortgage heretofore given by Curtis R. Smith to Aiken Loan & Security Company upon the same property, dated and recorded on March 13, 1963 in R.E.M. Volume 917 at page 33, such mortgage having been assumed by the Mortgagors herein under said deed from Curtis R. Smith dated March 6, 1968 and recorded in Deed Volume 839 at page 141.

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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