

P.O.Box 338, Simpsonville, SC 29681

MORTGAGE OF REAL ESTATE-Prepared by RILEY AND RILEY, Attorneys at Law, Greenville, S.C.

1514 980

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS,

WENDELL L. HALL and BARBARA T. HALL

(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

Fifteen Thousand, Two Hundred Thirty-Five and 50/100---

Dollars (\$ 15,235.50--) due and payable

in monthly installments of Three Hundred Twenty-Five and 97/100 (\$325.97) Dollars each beginning July 15, 1981,

with interest thereon from date at the rate of 15.5% per centum per annum, 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:

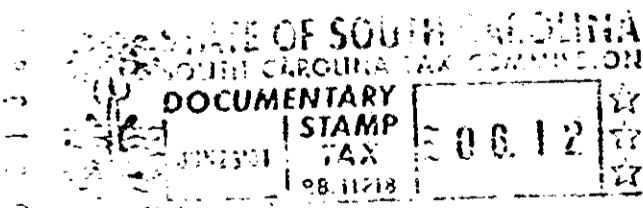
"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, near the Town of Simpsonville, located at the intersection of Neely Ferry Road and County Road, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin in center of road where Neely Ferry Road meets County Road, and running thence with the center line of Neely Ferry Road, N. 24-17 W. 231.2 feet to an iron pin near the edge of Neely Ferry Road; thence leaving Neely Ferry Road, N. 2-54 W., 204.6 feet to a point in property now or formerly of Pearl R. Daniel; thence with said Daniel line N. 75-38 E., 647.5 feet to a point; thence N. 75-32 E. 235.5 feet to a point in property of Cruikshank and Hugenin & Douglas; thence with line of that property, S. 5-38 E., 247.5 feet to a point; thence S. 51-56 W., 252.6 feet to a point; thence S. 6-07 E. 46 feet to a point in center of County Road; thence with County Road, the following courses and distances to-wit: S. 56-27 W., 100 feet; S. 52-34 W., 100 feet; S. 59-10 W., 100 feet; S. 77-10 W., 100 feet; S. 88-02 W., 134.5 feet and N. 85-41 W., 100 feet to the beginning corner, containing 8.32 acres more or less.

Being the same property conveyed to the mortgagors herein by deed of Byron E. Kirkland and Shirley A. Kirkland, dated January 4, 1973, recorded January 4, 1973 in the RMC Office for Greenville County in Deed Volume 964 at page 297.

This mortgage is second and junior in lien to that mortgage given to Heritage Federal Savings & Loan Association in the original amount of \$35,750.00, recorded in the RMC Office for Greenville County in Mortgage Book 1430 at page 769 on May 2, 1978.

JN2361 1499



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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