

MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

JUL 11 1983
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TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Harold E. and Ann D. Baker

(hereinafter referred to as Mortgagor) is well and truly indebted unto Cryovac Employees Federal Credit Union
P. O. Box 338 Simpsonville, SC 29681

(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

TWENTY-FIVE THOUSAND----- Dollars (\$25,000.00) due and payable

with interest thereon from July 28, 1983 at the rate of 11.9 per centum per annum, to be paid: July 16, 1987

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

known and designated as Lot No 46, Section 2, on a plat of Pecan Terrace, recorded in Plat Book EE at Page 108, in the RMC Office for Greenville County, said lot having a frontage of 80 feet on the south side of Midway Road, a parallel depth of 180 feet, and a rear width of 80 feet.

This is the same property conveyed to the Mortgagor by the Deed of Ruby G. Wesson said deed being recorded in the RMC Office for Greenville County in Deed Book 774 at Page 20. This deed being recorded on May 20, 1965.

This is the same property granted to Ruby G. Wesson by the deed of Chester Earl Shrouder by his deed dated April 1, 1963, and recorded in Deed Book 719 at Page 385 in the RMC Office for Greenville County.

Tax Map Number 145-382-3-5

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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 fixed 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 hereinabove described in fee simple absolute, that it has good right and is lawfully empowered 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 Mortgagee further covenants to warrant and forever defend all and singular the said premises unto the Mortgagor, his heirs and assigns against the Mortgagee and all persons whomsoever lawfully claiming the same or any part thereof.

4328 (RV.2)