

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE S.C.
SEP 30 11 52 AM '83
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MORTGAGE OF REAL ESTATE

ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Charles A. Short and Virginia W. Short

(hereinafter referred to as Mortgagor) is well and truly indebted unto J.E. Serrine Company Employees FCU
P.O. Box 5456
Greenville, S.C. 29606

(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

Forty two thousand and 00/100 - - - Dollars (\$42,000.00) due and payable

AS SHOWN ON NOTE

with interest thereon from at the rate of per centum per annum, to be paid:

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:

PART I, ALL that tract of land in the County of Greenville, State of South Carolina, containing 4 acres as shown on a plat entitled "Property of Charles A. Short, near Marietta, Greenville County, South Carolina" prepared by Kemit T. Gould, RLS, May 21, 1975, and having according to said plat, the following metes and bounds, courses and distances, to-wit:

BEGINNING at an iron pin (stone) approximately 12 feet south of the southwest side of Parnell Bridge Road; thence crossing Parnell Bridge Road N.80-30E. 650.3 feet to an iron pin (stone); thence N.39-30E. 185 feet to an iron pin corner of C.L. Phillips property; thence with a new line through said property N.57-49W. 380.9 feet to a corner in the center of a right of way of REA; thence with the center of said right of way, S.27-10W. 189 feet to an iron pin; thence with line of Parnell Property, S75-00W, 361 feet to an iron pin (W.0); thence continuing with the line of said property S.2-00W. 195.5 feet to the beginning corner. (Also see deed book VOL. 1019 at page 100 for a deed from Virginia W. Short to Charles A. Short dated May 30, 1975, and Deed Book Vol. 1019 at Page 101 for a deed from C.L. Phillips to Charles A. Short and Virginia W. Short dated May 30, 1975) (recorded May 30, 1975) AND also including

PART II, ALL that lot of land triangular in shape, in the County of Greenville, State of South Carolina, containing .34 acre on Parnell Bridge Road, as shown on a plat entitled "Property of Charles A. Short, (Part II), near Marietta, Greenville County, S.C." made August 1, 1975 by Kemit T. Gould, RLS, and having according to said plat, the following metes and bounds, courses and distances, to-wit:

BEGINNING at an iron pin, corner of the Thuren Parnell property, and running thence N.82-00E. 355.8 feet along the line of the Parnell property and the property described in Part I of this deed to corner of the Harold E. Hoxie property; thence along the line of the Hoxie property, S.9-31W. 92.4 feet to a corner on the northerly side of Parnell Bridge Road; thence, S.80-29W. 150 feet to a point in said road; thence continuing across said road, S.85-02W. 200 feet to the beginning corner. (Also see Deed Book Vol. 1022 at Page 857 for a deed from Harold E. Hoxie to Charles A. Short dated August 15, 1975.) recorded August 19, 1975.

THERE is included in this deed an easement 18 feet wide along the 3 easterly sides of Parts I and II running from Parnell Bridge Road and adjoining the Hoxie property and the property of others, for ingress and egress to the C.L. Phillips property lying on the northern side of Part I.

THIS is the same property conveyed to the mortgagors by deed of C.L. Phillips recorded May 30, 1975 and by deed of Harold E. Hoxie recorded August 19, 1975.

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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