

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE S.C. MORTGAGE OF REAL ESTATE

SEP 19 4 05 PM '84
TO WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Lillie Marie McGee, DONNIE S. WILKERSLEY
(hereinafter referred to as Mortgagor) is well and truly indebted unto Greenville Hospital Systems 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 Eight Thousand Seventy Five and No/100----- Dollars (\$ 8,075.00) due and payable

with interest thereon from date at the rate of 13.58 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 piece, parcel or lot of land, with all buildings and improvements, situate, lying and being in Gantt Township, Greenville County, South Carolina, being a portion of Lot No. 16 lying on the eastern side of said lot, said lot being shown on a plat of FAIRFIELD PLACE, recorded in Plat Book BB, page 141, and described more fully in a plat for Marie B. Whitner prepared by Carolina Surveying Company, dated February 2, 1979, and according to said plat more particularly described as follows:

BEGINNING at the joint front corner of Lots Nos. 14 and 16 at an old iron pin and thence proceeding in a southwestern direction, S. 43-35 W. 170.9 feet to an old iron pin at the joint corners of Lots Nos. 16, 18 and 20; thence in a northwestern direction, N. 87-16 W. 100.4 feet to an old iron pin at point on line of Lot No. 29 of Kennedy Park Subdivision; thence in a northeastern direction along lines of said Lot No. 29 and Lot No. 16, N. 2-53 E. 32 feet to a point; thence in a southeastern direction, S. 87-56 E. 50.6 feet to a point; thence in a northeastern direction, N. 26-00 E. 156.2 feet to a point at or near Maggie Street; thence in a southeastern direction, S. 87-25 E. 46.1 feet to a spike on Maggie Street; thence in a southeastern direction, S. 46-10 E. 71.4 feet to the point of beginning.

The above described property is the same conveyed to the Mortgagor by deed of Marie B. Whitner, dated September 12, 1984, to be recorded simultaneously herewith.

There is excluded from the above described property the following strip lying on the southwesternmost rear corner of said property, to-wit:

BEGINNING at an old iron pin at the joint corners of Lots Nos. 18, 16 and 20 (said iron pin being located S, 43-35 W. 170.9 feet from the southwestern side of Maggie Street), and running thence along the line of Lot No. 20, N. 87-16 W. 100.4 feet to an iron pin in the line of Lot No. 29 of Kennedy Park Sub-division; thence with the line of said lot, N. 2-53 E. 32 feet to a point; thence S. 87-56 E. 50.6 feet to an iron pin; thence following a fence line, S. 54-04 E. 59.5 feet to an iron pin. All of which was shown on a plat of Carolina Surveying Company on a resurvey of Lot No. 16, dated January 18, 1979 incorporated herein by reference.

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all 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 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.

The Mortgagor further covenants and agrees as follows:

- (1) That this mortgage shall secure the Mortgagee for such further sums as may be advanced hereafter, at the option of the Mortgagee, for the payment of taxes, insurance premiums, public assessments, repairs or other purposes pursuant to the covenants herein. This mortgage shall also secure the Mortgagee for any further loans, advances, readvances or credits that may be made hereafter to the Mortgagor by the Mortgagee so long as the total indebtedness thus secured does not exceed the original amount shown on the face hereof. All sums so advanced shall bear interest at the same rate as the mortgage debt and shall be payable on demand of the Mortgagee unless otherwise provided in writing.

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