

FILED
GREENVILLE CO. S. C.

BOOK 1226 PAGE 443

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MAR 23 11 39 AM '72
OLLIE FARNSWORTH
R. M. C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, We, Larry Joe Standard and Evelyn Dianne Standard

(hereinafter referred to as Mortgagor) is well and truly indebted unto Abney Mills, Greenville Federal Credit Union, a corporation

(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

Ten Thousand - - - - - Dollars (\$10,000.00) due and payable

in monthly installments of Eighty-Three Dollars and Thirty-Three (\$83.33) Cents each, commencing on the 15th day of April, 1972, and on the 15th of each and every month thereafter until paid in full,

with interest thereon from date at the rate of seven (7%) 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, being known and designated as Lots Nos. 4 and 5 of the property of Mrs. C. C. Good, and according to plat made by Dalton and Neves, May, 1937, recorded in the R. M. C. Office for Greenville County, South Carolina in Plat Book "J", at page 125, having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of U. S. Highway No. 29, joint front corner of Lots Nos. 3 and 4 and running thence with the line of said lots N. 89-45 W. 215 feet to an iron pin on the right-of-way of the C & G Division of the Southern Railway; thence with said right-of-way S. 19-25 E. 212.4 feet; thence still with said right-of-way S. 8-28 E. 285.4 feet; thence N. 67-38 E. 109 feet to an iron pin on said Highway; thence with the western side of said Highway N. 0-15 E. 440 feet to the point of beginning.

This is the same property conveyed to the Mortgagors herein by C. V. Hannon, which deed is recorded simultaneous herewith in Deed Book 939, at page 92, in the R. M. C. Office for Greenville County, South Carolina.

Together with all and singular rights, members, herditaments, 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.