

STATE OF SOUTH CAROLINA

Nov 18 11 42 AM '69

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE
OLLIE FARNSWORTH

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Donald F. Tesenlar

(hereinafter referred to as Mortgagor) is well and truly indebted unto South Carolina League 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 Twenty Five Hundred and no/100

Dollars (\$2,500.00) due and payable

in forty-eight (48) monthly installments with the first payment due and payable on the 3rd day of December, 1969 and on a like day of each month thereafter until paid in full.

with interest thereon from date at the rate of 12 per centum per annum (12.00%) per month on the unpaid balance.

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, Austin Township, on the southeastern side of Mustang Circle and being shown and designated as Lot 12 on a Plat of the subdivisions S. 1. Ranchettes, Section 1, made by Dalton and Neves Engineers, dated April, 1965, and recorded in the R.M.C. Office for said County and State in Plat Book J.F.J. page 31, and having according to said plat the following notes and bounds, to-wit:

BEGINNING at a point on the southeastern side of Mustang Drive at joint front corners of Lots Nos. 11 and 12 thence N. 70-30 E. 240 feet; thence 25-21 E. 390.6 feet; thence S. 74 - 15 W. 240 feet; thence N. 24-54 W. 405.6 feet to the beginning corner.

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.