



STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

Whereas: Robert James Hand

(hereinafter referred to as Mortgagor) is well and truly indebted unto
RYOVAC 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 -----

Seven hundred eight seven and 40/100----- Dollars (\$787.40) due and payable
\$56.80 per month for fifteen months payable first to principal

month
with interest thereon from date at the rate of one (1) 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 about 3- $\frac{1}{2}$ miles East from the Town of Simpsonville, County and State aforesaid, on the Jonesville-Simpsonville Road, in Austin Township.

BEGINNING at point at the center of the Jonesville-Simpsonville Road, at corner of lands of U.Z. Leppard and runs thence along the center of the mentioned road, S. 38-30 W., 319.6 ft. to corner in bend of road; thence leaving said road and running S. 14.-03 E., 601.2 ft. to corner; thence N. 73-45 E., 6 ft. to iron pin; thence along line of Leppard, N. 3-15E., 833 ft. to beginning corner and containing 1.83 acres, according to survey and plat made by J. Mac Richardson, Reg. Land Surveyor in February, 1957.

This is the same property conveyed to the grantor by deed recorded in the R.M.C. Office for Greenville County in Deed Book 626, Page 213.

This property is conveyed subject to easements, rights-of-way and restrictions of record.

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 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.