

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

GREENVILLE, S. C.

BOOK 1236 PAGE 37

JUN 7 12 17 PM 1972

MORTGAGE OF REAL ESTATE  
OLLIE FARNSWORTH  
R. M. C.

WHEREAS, I, James L. Kitchen, of the County and State aforesaid,  
(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 Five Thousand Dollars (\$ 5,000.00 ) due and payable

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

with interest thereon from date at the rate of Seven 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 grant-  
ed, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and as-  
signs:

"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 and being particularly described as Lot  
No. 458, Section 2, on Plat of Subdivision of Abney Mills, Brandon Plant,  
Greenville, South Carolina made by Dalton & Neves, Engineers, February 1959,  
recorded in the R. M. C. Office for Greenville County, South Carolina, in  
Plat Book "QQ", Pages 56-59, being known as 47 Dersey Boulevard, and  
fronting 65 feet thereon.

This is the same property conveyed to the said James L. Kitchen by Deed  
of Wade H. Ridgeway, dated January 3rd, 1962 and recorded in the R. M. C.  
Office for Greenville County, South Carolina, in Deed Book 689, Page 456,  
on January 4th, 1962.

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