

REGULATION NO. 22
COMPLIED WITH

FILED
GREENVILLE (CO. S. C.)

JAN 4 11 51 AM '73

BOOK 1262 PAGE 459

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, James B. Cunningham and Jane H. Cunningham,

(hereinafter referred to as Mortgagor) is well and truly indebted unto South Carolina Methodist Conference 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 Five Thousand and 00/100

----- Dollars (\$ 5,000.00) due and payable

with interest thereon from date at the rate of nine (9) per centum per annum, to be paid: at the rate of \$63.34 monthly, including principal and interest;

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, on waters of Mathers Creek, in the "Sunset Valley Subdivision", Block A, being known and designated as Lot No. 22, on plat of same by John C. Smith, Surveyor, dated July, 1960, and being more fully described according to said plat as follows, to-wit:

BEGINNING at an iron pin on Ragdale Drive, common corner of Lots Nos. 23 and 22 and the northwestern corner of the lot herein described, thence North 13-01 East 85 feet with Ragdale Drive to an iron pin, common corner with Lot No. 21; thence, leaving road, South 76-59 East 260 feet, crossing iron pin, to a point in Mathers Creek; thence South 42-45 West 111.5 feet with creek to a point; thence, leaving creek and crossing an iron pin, North 73-39 West 205 feet to the point of beginning at Ragdale Drive; this being a portion of the "Old Tom Clark Place" conveyed to the grantor by deed of Rachel Howard.

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 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.