

AFFIDAVIT
FILED R.M.

MORTGAGE OF REAL ESTATE - Ashmore & Haas, Attorneys at Law, Greenville, S. C.

FILED
GREENVILLE CO. S.C.

BOOK 1284 PAGE 483

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

JUL 13 4 30 PM '73
DONNIE S. TALKERSLEY
R.M.C.

MORTGAGE OF REAL ESTATE

TO WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, Robert McAbee

(hereinafter referred to as Mortgagor) is well and truly indebted unto Texize 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 One Thousand Seven Hundred and Eighty and no/100----- Dollars (\$ 1,780.00) due and payable

with interest thereon from June 22, 1973 at the rate of 12 per centum per annum, to be paid 36 equal monthly installments

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 Lot No. 149 in the subdivision known as Eastdale Subdivision, Plat of said subdivision being recorded in the Greenville County R. M. C. Office and being more fully describes as follows:

Beginning at an iron pin on the northern side of Dellrose Avenue at the joint front corner of Lots Nos. 149 and 150 and running thence along the joint line of said lots. N. 21-49 E. 195 feet to an iron pin; thence S. 68-11 E. 108.5 feet to an iron pin; thence along the joint line of Lots Nos. 148 and 149 S. 22-51 W. 195 feet to an iron pin; thence along the northern side of Dellrose Avenue N. 68-11 W. 105 feet to the point of beginning.

This property is recorded in the R. M. C. Office for Greenville County Deed Book 807 at page 626.

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.

4328 RV-2