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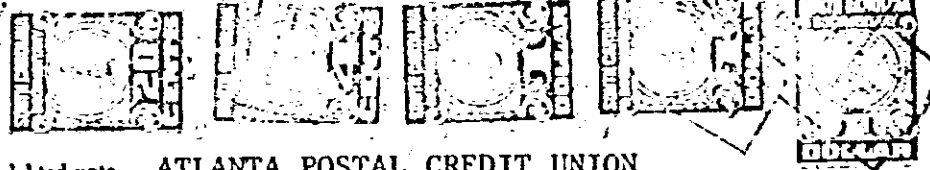
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HORTON, DRAWDY, DILLARD, MARCHBANKS, CHAPMAN & BROWN, P.A., 307 PETTIGRU STREET, GREENVILLE, S. C. 29603

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN



WHEREAS, BUDDY D. K. ALLEN

ATLANTA POSTAL CREDIT UNION

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

GREENVILLE COUNTY, S.C.
FILED
JUL 10 1973
SLEY

(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 Eleven Thousand One Hundred and no/100ths----- Dollars (\$ 11,100.00) due and payable in equal successive monthly installments of \$145.16 each, first payment being due on the 9th day of August, 1973 and a like payment of \$145.16 on the ninth day of each month thereafter until paid in full, with the final payment to be due on July 9th, 1984, the final payment to be in the amount of the unpaid principal and interest then due with interest thereon from date at the rate of ten 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 piece, parcel or tract of land containing 24.21 acres, situate, lying and being on the western side of the Slatton Shoals Road, in Oaklawn Township, Greenville County, South Carolina, being a portion of Tract No. 2 of the ESTATE OF C. B. AUSTIN on a plat recorded in the RMC Office for Greenville County, S. C., in Plat Book SSS, pages 366 and 367, and having according to a plat of property of Buddy D. K. Allen and James Manly Norris, III, made by C. O. Riddle, Surveyor, dated June, 1973, the following metes and bounds, to-wit:

BEGINNING at a nail and cap in the center line of Slatton Shoals Road at the corner of property now or formerly owned by R. B. Eisenman and Running thence along the line of said property N. 59-19 E., 354.1 feet to an old iron pin and stone; thence continuing along said line N. 61-06 E., 263.8 feet to an old pin and stone; thence along the line of property now or formerly owned by Edna K. and John T. Frazier, Jr., N. 61-12 E., 861.9 feet to an iron pin and stone; thence continuing along said line N. 2-04 E., 189 feet to a point in or near the center line of a branch; thence with the center line of a branch as the line, the travers line being S. 63-07 E., 406.3 feet to an iron pin; thence along the line of property now or formerly owned by John L. Sloan, et al, Trustees, S. 31-06 W., 987.1 feet to an iron pin; thence N. 57-45 W., 279.7 feet crossing a branch to an iron pin; thence S. 47-28 W., 1535 feet to a point in the center line of Slatton Shoals Road; thence with Slatton Shoals Road as the line and following the center line thereof, the following courses and distances, to-wit: N. 9-43 E., 153.3 feet to a point, N. 20-48 E., 289.9 feet to a point, N. 11-49 E., 179.8 feet to a point, N. 6-00 E., 255 feet to a point, and N. 9-32 E., 155 feet to the point of beginning.

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.

The Mortgagor further covenants and agrees as follows:

- (1) That this mortgage shall secure the Mortgagee for such further sums as may be advanced hereafter, at the option of the Mortgagee, for the payment of taxes, insurance premiums, public assessments, repairs or other purposes pursuant to the covenants herein. This mortgage shall also secure the Mortgagee for any further loans, advances, readvances or credits that may be made hereafter to the Mortgagor by the Mortgagee so long as the total indebtedness thus secured does not exceed the original amount shown on the face hereof. All sums so advanced shall bear interest at the same rate as the mortgage debt and shall be payable on demand of the Mortgagee unless otherwise provided in writing.
- (2) That it will keep the improvements now existing or hereafter erected on the mortgaged property insured as may be required from time to time by the Mortgagee against loss by fire and any other hazards specified by Mortgagee, in an amount not less than the mortgage debt, or in such amounts as may be required by the Mortgagee, and in companies acceptable to it, and that all such policies and renewals thereof shall be held by the Mortgagee, and have attached thereto by payable clauses in favor of, and no time acceptable to the Mortgagee, and that it will pay all premiums therefor when due and that it does hereby assign to the Mortgagee the proceeds of any policy insuring the mortgaged premises and does hereby authorize each insurance company concerned to make payment for a loss directly to the Mortgagee, to the extent of the balance owing on the Mortgage debt, whether due or not.

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