

P. O. Box 338

Simpsonville, S. C. 29681

MORTGAGE OF REAL ESTATE-Prepared by RILEY AND RILEY, Attorneys at Law, Greenville, S. C.

1423 873

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

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

WHEREAS, ELIZABETH A. CHILDRESS and
JOHN I. CHILDRESS, JR.

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

---FIVE THOUSAND THREE HUNDRED AND NO/100----- Dollars (\$5,300.00) due and payable
in monthly installments of \$65.82 for a period of 144 months,

with interest thereon from date at the rate of one (1%) per centum per month to be paid: monthly
in accordance with note of even date from mortgagors, Elizabeth A. Childress
and John I. Childress, Jr.

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, Fairview Township, being known as Tract No. 5 on a plat prepared by Montgomery Surveying Co., for Paul and Mary Hagler, dated July 31, 1975, being located in CEDAR HILLS Subdivision and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the Southerly side of Woods Drive, which iron pin is located 950 feet, more or less, West from the intersection of Wood Drive and S. C. Highway #55, and is the joint front corner of Tracts Nos. 4 and 5; and running thence with the Southerly side of Woods Drive, N. 86-12 W., 100.0 feet to an iron pin; thence continuing with the Southerly side of Woods Drive, N. 80-49 W., 104.78 feet to a point at the joint front corner of Tracts Nos. 5 and 6; thence with the joint line of said Tracts S. 5-45 E., 546.43 feet to a point in line of property, now or formerly, of Alvin Smith; thence with said Smith line N. 79-08 E., 200.29 feet to an old iron pin at the joint rear corner of Tracts Nos. 4 and 5; thence with the joint line of said Tracts N. 5-45 W., 484.25 feet to the beginning corner.

Being the same property conveyed to the mortgagor by deed of Mary E. Bridges Carman, of even date herewith, to be recorded.

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.

0 8 7 3

4328 RV-2