

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

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

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

WHEREAS, ARTHUR L. McFARLAND and BRENDA G. McFARLAND

(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 -----

SIX THOUSAND FIVE HUNDRED TWENTY-SIX & 30/100---Dollars (\$ 6,526.30) due and payable in 144 monthly payments of \$81.06 each, with first payment due and payable March 15, 1979

with interest thereon from date at the rate of 10.8 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 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 shown as 3.15 acre tract of plat of "Property of Walter F Walden" prepared by T. H. Walker, Jr., R.L.S., dated August 2, 1969, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southerly side of Fairview Church Road, and running thence with the Southerly side of said road, S. 88-55 W., 225 feet to an old iron pin; thence along property now or formerly of N. L. Christopher, S. 10-45 E., 327.9 feet to an old iron pin; thence continuing with said Christopher line, S. 76-25 W., 198 feet to an iron pin; thence with line of property, now or formerly of D. Claude Watson and Mattie Bell W. Curry, S. 10-45 E., 252 feet to an iron pin; thence along property now or formerly of Charles B. Proffit, N. 62-35 E., 370 feet to an iron pin; thence with line of 3.64 acre tract as shown on said Walden plat, N. 2-26 W., 450.2 feet to the beginning corner, and containing according to said plat, 3.15 acres, more or less.

Being the same property conveyed to the Mortgagors herein by deed of Walter F. and Julia E. Walden recorded in Deed Volume 1036 at page 826 May 25, 1976.

DOCUMENTARY
2116
02.84
25 1979

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.

0.393

4328 RV-2