

MORTGAGE OF REAL ESTATE

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STATE OF SOUTH CAROLINA GREENVILLE CO. S. C. MORTGAGE OF REAL ESTATE
COUNTY OF GREENVILLE MAR 29 9 12 AM '79 TO ALL WHOM THESE PRESENTS MAY CONCERN:

DONNIE S. TANKERSLEY
R.M.C.

WHEREAS, RICHARD R. PERDUE AND BETTY J. PERDUE

(hereinafter referred to as Mortgagor) is well and truly indebted unto CRYOVAC 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 **Nineteen Thousand Eight Hundred Seventy-Three and 57/100** Dollars (\$ 19,873.57) due and payable

In monthly installments of Two Hundred Seventy-One and 50/100 (\$271.50) Dollars commencing April 15, 1979 and Two Hundred Seventy-One and 50/100 (\$271.50) Dollars on the 15th day of each and every month thereafter until paid in full.

with interest thereon from **date hereof** 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:

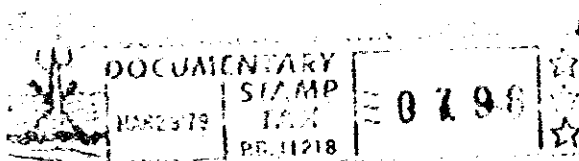
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration 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**, containing **15 acres, more or less, situate, lying and being on the northern side of Hammett Road, being shown on a plat entitled "Richard R. Perdue" made by Webb Surveying Company dated April, 1977, having, according to said plat, the following metes and bounds, to-wit:**

BEGINNING at a point on the northern side of Hammett Road and running N. 26-04 E. 475 feet to a point; thence turning and running N. 80-34 E. 77.8 feet to a point; thence running N. 87-39 E. 177 feet to a point; thence running N. 53-11 E. 105 feet to a point; thence running N. 16-37 E. 220 feet to a point; thence turning and running N. 71-37 E. 156.5 feet to a point in the middle of the Enoree River and running with the parameters of said river 1000 feet to a point; thence turning and running S. 66-40 W. 625 feet to a point; thence turning and running N. 22-25 W. 301.4 feet to a point; thence turning and running S. 71-48 W. 823.2 feet to a point on the northern side of Hammett Road; thence turning and running with said road N. 32-07 W. 241.8 feet to the beginning corner.

Derivation: Deed of Emma Idell Bell, recorded in Deed Book 860 at Page 326, in the RMC Office for Greenville County, South Carolina, on January 20, 1969.

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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.

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 Mortgagee and all persons whomsoever lawfully claiming the same or any part thereof.

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