

STATE OF SOUTH CAROLINA }  
COUNTY OF Greenville }

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:  
GREENVILLE CO. S. C.

NOV 15 2 51 PM '80  
DONNA J. LANNERSLEY

WHEREAS, BOBBY G. FLETCHER

(hereinafter referred to as Mortgagor) is well and truly indebted unto CRYOVAC CREDIT UNION of Simpsonville, South Carolina.

(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

Dollars (\$ 5481.87 ) due and payable monthly at the rate of \$127.67 per month for a period of sixty (60) months, first payment to be due December 15, 1980, and to be paid on the 15th of each month thereafter until paid in full

with interest thereon from NOV. 12, 1980 at the rate of 14% per centum per annum, to be paid: as above.

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

All that piece, parcel or lot of land, with all buildings and improvements thereon, situate, lying and being on the western side of Halsey Drive, in Greenville County, South Carolina, being known and designated as Lot No. 105 on a plat of AUGUSTA ACRES, made by Dalton & Neves, dated 1946, recorded in the RMC Office for Greenville County, S.C., in Plat Book S at page 201, and having according to said plat the following metes and bounds, to wit:

BEGINNING at an iron pin on the western side of Halsey Drive at the joint front corner of Lots Nos. 104 and 105 and running thence with the joint line of said lots, S. 69-42 W., 200 feet to an iron pin; thence N. 20-18 W., 100 feet to an iron pin at the rear corner of Lot No. 103; thence along the line of Lot No. 103, N. 69-42 E., 200 feet to an iron pin on the western side of Halsey Drive; thence along the western side of Halsey Drive, S. 20-18 E., 100 feet to an iron pin, the point of beginning.

This being the same property conveyed to the Mortgagor herein, BOBBY G. FLETCHER, by deed of W.G. GAINES, JR., and BOBBIE G. GAINES, dated August 12, 1976, and recorded in the RMC Office for Greenville County in deed book 1041, p. 166, and is hereby conveyed subject to all rights of way, easements, conditions, public roads, and restrictive covenants reserved on plats and other instruments of public record and actually existing on the grounds affecting said property.

This mortgage is secondary and subordinate to a first mortgage given to Cameron Brown Company and recorded in the RMC Office for Greenville County in mortgage book 1375, p. 316, dated August 13, 1976.

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STATE OF SOUTH CAROLINA  
DOCUMENTARY  
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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.

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.

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