

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE S.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, JAMES D. WALLEN and JANICE L. WALLEN
DONN BRASERSLEY

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

GREENVILLE HOSPITAL SYSTEM 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

Fifteen Thousand and 00/100 ----- Dollars (\$ 15,000.00) due and payable

with interest thereon from _____ at the rate of _____ per centum per annum, to be paid:

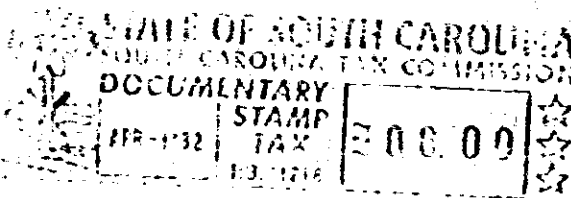
WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

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, in Chick Springs Township, near the City of Greenville, and being known and described as Lot No. 1 of property of W. T. Patrick and W. R. Timmons, Jr., according to a plat of record in the R.M.C. Office for Greenville County, recorded in Plat Book PP at page 163, and having the following metes and bounds, to-wit:

BEGINNING at a point on the north side of State Park Road at the joint front corner of Lots 1 and 2 and running thence N. 09-45 E. 675 feet to a point at the joint rear corner of Lots 1 and 2A; thence N. 80-27 E. 37.1 feet to a point; thence N. 69-13 E. 38.6 feet to a point; thence N. 67-15 E. 136 feet to a point at the rear corner of Lot No. 1; thence S. 10-46 E. 779.4 feet to a point in the north side of State Park Road N. 80-15 W. 169.7 feet to the point of beginning.

This being the same property conveyed to the Mortgagors herein by deed of Ed H. Miller, Sr. and Lillian C. Miller dated March 18, 1982, and recorded in the R.M.C. Office for Greenville County, S.C. in Deed Book 1164 at Page 825.



400 8 29731801

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.

00700

4328 RV-2