

MORTGAGE OF REAL ESTATE—Office of F. BRADLEY MORRIS, JR., Attorney at Law, Greenville, S. C.

BOOK 1194 PAGE 615

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

FILED
GREENVILLE, CO. S. C.

JUN 15 3 03 PM '71

MORTGAGE OF REAL ESTATE

OLLIE FARNSWORTH
R. M. C. ALL WHOM THESE PRESENTS MAY CONCERN

WHEREAS, ODIS D. RUMSEY

(hereinafter referred to as Mortgagor) is well and truly indebted unto ATLANTA POSTAL 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 ELEVEN THOUSAND FIVE HUNDRED and No/100ths-----

Dollars (\$11,500.00) due and payable

Ten years from date, first payment being due July 11, 1971, payments thereafter being due on the eleventh day of each month until paid in full,

with interest thereon from date at the rate of ten 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, on the southeast side of Wood Drive, shown on plat made by H. S. Brockman, R.S., February 8, 1961, entitled "Property of Otis D. Rumsey" recorded in the R.M.C. Office for Greenville County in Plat Book VV at page 17, and having according to said plat, the following metes and bounds, courses and distances, to-wit:

BEGINNING at an iron pin on the southeast side of Wood Drive, which iron pin is 985 feet southwest from the southeast corner of the intersection of Wood Drive and Waymon Smith Road, corner of Dan Greer lot; thence with the southeast side of said Wood Drive, S. 26-15 W. 154.5 feet to an iron pin, corner of Bruce Smith property; thence with the line of said property S. 49-20 E. 101.8 feet to an iron pin; thence N. 40-50 E. 21.7 feet to an iron pin, the rear joint corner of Lots Nos. 60 and 61 of Woodland Heights subdivision; thence with the joint line of said lots S. 39-19 E. 37.6 feet to an iron pin; thence with a new line across lot 60, N. 48-10 E. 99.8 feet to an iron pin in line of Lot No. 59; thence with the line of Lot No. 59 N. 39-21 W. 50.5 feet to an iron pin; thence with the rear line of said lot N. 40-50 E. 26.4 feet to an iron pin; thence N. 49-30 W. 141 feet to the beginning corner.

This mortgage is junior in lien to a prior mortgage given by Odis D. Rumsey in favor of Aiken Loan and Security Company recorded in the R.M.C. Office for Greenville County, South Carolina, in R.E.M. Book 1011 at page 565.

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all 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.