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GREENVILLE CO. S. C.

1974 AUG 13 11:31

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

AUG 7 1 53 PM '74
DONNIE S. TANKERSLEY
R.M.C.

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

WHEREAS, We, Calvin E. Pinson and Ann G. Pinson

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

Five Thousand & 00/100 Dollars (\$ 5,000.00) due and payable
in Sixty (60) monthly installments of One Hundred Eleven Dollars and 22/100
(\$111.22), commencing August 31, 1974, and on the same date of each
successive month thereafter until paid in full, with interest at One Per Cent
(1%) per month.

with interest thereon from _____ date _____ at the rate of _____ 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 known and designated as Lot No. 34 of a Subdivision known as Eastover, property of Claude Ramseur, et al, as shown on a plat thereof being recorded in the R. M. C. Office for Greenville County in Plat Book F, at Page 42, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the north side of Ackley Street, joint front corner of Lots 33 and 34 and running thence with the joint line of said Lots, N. 35-30 W. 150 feet to an iron pin; thence N. 64-30 E. 60 feet to an iron pin, joint rear corner of Lots 34 and 35; thence with the joint line of said Lots, S. 25-30 E. 150 feet to an iron pin on the north side of Ackley Street; thence with said Street, S. 64-30 W. 60 feet to the beginning corner.

BEING the same property conveyed to Anne Pinson by Cleo K. Martin by deed dated July 26, 1945, recorded in Deed Volume 278, at Page 228. The said Anne Pinson conveyed an undivided one-half interest in said property to her husband, Calvin E. Pinson, by deed dated September 6, 1951, recorded in Deed Volume 441, at Page 269.



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.