

FILED  
AUG 2 1933  
U.S. DEPT. OF JUSTICE

1018-227

MORTGAGE OF REAL ESTATE

WHEREAS, MELVIN R. LAUNIUS,

Hereinafter referred to as Mortgagor, is well and truly indebted unto ZIONIC FEDERAL CREDIT UNION, a federally chartered Credit Union with offices in Bridgeton, St. Louis County, Missouri, hereinafter referred to as Mortgagee, as evidenced by the Mortgagor's promissory note of even date, the terms of which are incorporated herein by reference, in the sum of FIFTY THOUSAND AND 00/100 DOLLARS (\$50,000.00), due and payable pursuant to the terms of said promissory note,

NOW KNOW ALL MEN that the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of 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 \$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 of which 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 the following described real estate:

All that piece, parcel or tract of land, together with all buildings and improvements thereon, situate, lying and being on the Eastern side of Piney Mountain Road, lying between the rights of way of Southern Railway and P. and N. Railway, and being more particularly described according to a topographic map prepared for Precision Machine Works, Inc. by James M. Beeson, September 7, 1954 as follows:

BEGINNING at a point on Piney Mountain Road, at or near the Southern side of Bridge crossing the P. and N. Railway, and running thence along a curved line approximately parallel to and 42-1/2 feet distance from the center of the P. and N. Railway track, a distance of 809 feet to a point in creek; thence along creek as a line in a southeasterly direction 85 feet, more or less, to point on the northern side of right of way of Southern Railway Company; thence with said right of way in a southwesterly direction a distance of 930 feet, more or less, to pin on Piney Mountain Road; thence with said Road in a northerly direction 132 feet, more or less, to the point of beginning.

The mortgaged premises also includes all land owned by Mortgagor lying between the rights of way of the Piedmont and Northern and Southern Railway Companies, a branch on the East, and Piney Mountain Road on the West, shown on the Greenville County Tax Maps as Lot 1, Block 9, on Sheet P 10 and all the right, title and interest of the Mortgagor between all property above described and the center line of the rights of way of the Southern Railway Company, the Piedmont and Northern Railway Company, and the Piney Mountain Road.

Together with all and singular rights, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and 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 title, and it 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 defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagor and all persons whomsoever claiming the same or any part thereof.

1018-227

1018-227