

FILED
GREENVILLE CO. S.
JUL 6 12 41 PM 1967
OLLIE FARNBORTH
R.M.C.

BOOK 1062 PAGE 387



First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: ERNEST R. TIMS, JR., and

CAROLYN L. TIMS (hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto SECURITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, GREENVILLE, S. C., (hereinafter referred to as Mortgagee) in the sum of THIRTY THOUSAND AND NO/100THS----- DOLLARS (\$ 30,000.00), with interest thereon at the rate of six per cent per annum as evidenced by the Mortgagor's note of even date herewith payable as therein stated, or as hereafter modified by mutual agreement, in writing, the final maturity of which is 25 years after the date hereof, unless extended by mutual consent, the terms of said note and any agreement modifying it are incorporated herein by reference; and

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced or readvanced to or for the Mortgagor's account, including advances made by the Mortgagee on other or no security:

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. 365 as shown on a plat of Botany Woods, Sector VI, prepared by Piedmont Engineers and Architects, dated May, 1963, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book YY at page 131, and having according to said plat the following metes and bounds:

BEGINNING at an iron pin on the Southern side of Bonaventure Drive at the joint front corner of Lots Nos. 284 and 365 and running thence with the line of Lots Nos. 284 and 284A S. 2-08 E. 249 feet to an iron pin; thence N. 68-30 W. 119.1 feet to an iron pin at the joint rear corner of Lots Nos. 364 and 365; thence with the line of Lot No. 364 N. 8-55 W. 200 feet to an iron pin on the Southern side of Bonaventure Drive; thence with the Southern side of Bonaventure Drive N. 84-35 E. 93.8 feet to an iron pin; thence continuing with the Southern side of Bonaventure Drive S. 88-59 E. 57.6 feet to the point of beginning.

This is the identical property conveyed to the mortgagors herein by deed of Botany Woods, Inc., dated July 15, 1966, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 202 at page 357.

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or 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 and any other equipment or 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.

SATISFIED AND CANCELLED OF RECORD
DAY OF _____ 1967
Lannin
R.M.C. FOR GREENVILLE COUNTY, S. C.
PLAT BOOK _____ R.M. NO. _____

FOR SATISFACTION TO THIS MORTGAGE SEE
SATISFACTION BOOK _____ PAGE _____