

AUG 25 4 28 PM 1967

BOOK 1067 PAGE 139

FIRST MORTGAGE ON REAL ESTATE

MORTGAGE

STATE OF SOUTH CAROLINA,  
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: John W. Hoskins and Virginia S. S. Hoskins

(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto LAURENS FEDERAL SAVINGS AND LOAN ASSOCIATION, LAURENS, S. C. (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 Eighteen Thousand and No/100-----  
DOLLARS (\$18,000.00 ), with interest thereon from date at the rate of Six and One-Fourth

( 6-1/4% ) per centum per annum, said principal and interest to be repaid as therein stated, except that the final

payment of principal and interest shall be due on November 1, 1993, and

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 purpose;

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 furthersums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his atcont 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 eastern side of Danburry Court near the City of Greenville, being shown as Lot 129 in Plat of Section III, Wade Hampton Gardens, recorded in Plat Book YY at pages 179, and being more fully described as follows:

Beginning at an iron pin on the eastern side of Danburry Court at corner of Lot 128, and thence with the curve of the eastern side of Danburry Court, the chord of which is N. 15-30 E. 55 feet to an iron pin, which pin is at the corner of Lot 130; thence with line of said lot, N. 83-45 E. 155.9 feet to an iron pin at corner of Lot 140; thence with said lot, S. 21-10 E. 60 feet to an iron pin at corner of Lot 141; thence with line of said lot, S. 41-41 E. 74 feet to an iron pin at corner of Lot 142; thence, with line of said lot, S. 34-19 W. 80 feet to an iron pin at corner of Lot 128; thence, with line of said lot, N. 42-02 W. 144.8 feet to an iron pin at the beginning corner.

This property is conveyed subject to restrictions recorded in Deed Book 749 at page 127 and to a drainage easement along the northern line of said property as shown on plat.

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.