

FIRST MORTGAGE ON REAL ESTATE

FILED
GREENVILLE CO. S. C.

BOOK 1071 PAGE 531

MORTGAGE

OCT 6 1 09 PM 1967

STATE OF SOUTH CAROLINA,)

COUNTY OF)

OLLIE FANNSWORTH

TO ALL WHOM THESE PRESENTS MAY CONCERN: We, Bobby A. Kirby and Carolyn

B. Kirby (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 Fifteen Thousand, Seven Hundred and No/100

DOLLARS (\$ 15, 700. 00), with interest thereon from date at the rate of as stated in said note

(%) 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 October 1, 1987, 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 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~~ Greenville, designated as Lot 40 of extension of Section 1 of Subdivision known as Brookwood as shown on plat by C. C. Jones, February 13, 1963, recorded in the R. M. C. Office for said County in Plat Book XX at page 96 and having according to said plat metes and bounds as follows: BEGINNING at iron pin on Northern side of Holborn Lane joint front corner of lot 40-41, thence along said joint line North 5-35 West 261.9 feet to point in branch, said point branch being witnessed by an iron pin 10 feet, more or less, thence following center of said branch traverse line, thence South 60-20 West 40 feet, South 27-52 West 100 feet, South 0-10 East 140 feet to iron pin on the Northern side of Holborn Lane joint pointer of lots 39 and 40, thence along the Northern side of Holborn Lane South 89-05 East 105.6 feet to the beginning.

The foregoing lot was conveyed to mortgagors by deed of Chas. O. Ketchem, et al., of even date, to be recorded.

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.