

GREENVILLE COUNTY

MAY 20 10 25 AM 1968

BOOK 1093 PAGE 477



First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

A. J. PRINCE (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 Eleven Thousand Five Hundred and No/100----- DOLLARS (\$ 11,500.00), with interest thereon at the rate of six & three-fourths 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 20 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, on the Western side of Oak Drive, being shown and designated as Lot No. 107 on a Plat of the Property of A. J. Prince, made by Campbell & Clarkson, Surveyors, dated January 4, 1968, and recorded in the RMC Office for Greenville County, S. C., in Plat Book WWV, page 9, and having according to said plat the following metes and bounds, to wit:

BEGINNING at an iron pin on the Western side of Oak Drive at the intersection thereof with a proposed street; thence along the Northern side of said proposed street, S. 34-50 W., 210.1 feet to a point in the center line of a branch (iron pin back at 6 feet); thence with said branch as the line, the traverse line being N. 19 W., 119.95 feet to a point in said branch at the joint rear corners of Lots Nos. 106 and 107 (iron pin back from branch 4 feet); thence along the common lines of Lots Nos. 106 and 107, N. 41-56 E., 154 feet to an iron pin on Oak Drive; thence along the Western side of Oak Drive, S. 43-57 E., 79.8 feet to an iron pin, the beginning corner.

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.