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FIRST MORTGAGE ON REAL ESTATE

# MORTGAGE

STATE OF SOUTH CAROLINA, }  
COUNTY OF GREENVILLE }

OLLIE F. BOWEN  
R.M.C.

TO ALL WHOM THESE PRESENTS MAY CONCERN: We, Erik F. Croen and Amarinthia

O. Croen (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 Twenty Thousand and No/100 DOLLARS (\$ 20,000.00 ), with interest thereon from date at the rate provided for in said note, said principal and interest to be repaid as therein stated, except that the final payment of principal and interest shall be due on

January 1, 1994, 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 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 #92, Section 3 of Subdivision known as POINSETTIE, said subdivision situate within the corporate limits of the Town of Simpsonville. Plat of said subdivision being recorded in the RMC Office of Greenville County in Plat Book PPP at page 141. A more particular description of said lot may be had by reference to said plat incorporated by reference.

The above lot is subject to the restrictions in the RMC office in Greenville County in Deed Book 858 at page 541."

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.

*[Handwritten signatures and notes]*

FOR SATISFACTION TO THIS MORTGAGE SEE SATISFACTION BOOK 1115 PAGE 22