

MAR 24 10 35 AM '69



First Mortgage on Real Estate

OLLIE FARNSWORTH
R. MORTGAGE

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN: J. E. Huffman

(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 **Twenty-Six Thousand and no/100----- DOLLARS** (\$ 26,000.00), with interest thereon at the rate of **seven (7%)** 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**, located on the **Southeastern corner of Indian Springs Drive and Broadmore Drive** and being shown and designated as **Lot No. 47** on a plat of **Section 2, Lake Forest Heights**, said plat being recorded in the **R.M.C. Office for Greenville County in Plat Book KK at Page 105** and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of Broadmore Drive at the joint front corner of Lots No. 46 and 47 and running thence with the line of Lot No. 46, N. 74-38 E. 164.6 feet to an iron pin in the line of Lot No. 49; thence with the rear line of Lot No. 49, N. 17-24 W. 54.4 feet to an iron pin at the rear corner of Lot No. 48; thence with the line of Lot No. 48, N. 21-06 W. 125 feet to an iron pin on the southern side of Indian Springs Drive; thence with the southeastern side of Indian Springs Drive, S. 61-21 W. 80 feet to a pin; thence continuing with said Drive, S. 55 W. 75 feet to a pin; thence with the curve of the intersection of Indian Springs Drive and Broadmore Drive, S. 46-15 W. 43.2 feet to a pin on Broadmore Drive; thence with the eastern side of said Drive, S. 37-29 E. 35 feet to a pin; thence continuing with said Drive, S. 17-20 E. 65 feet to the point of beginning.

Being the same lot of land conveyed to the mortgagor herein by deed of John S. Taylor, said deed being recorded in the R.M.C. Office for Greenville County in Deed Book 591 at Page 139.

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.