

APR 23 1 04 PM '69

BOOK 1123 PAGE 465

OLLIE FARNSWORTH
R. M. C.

First Mortgage on Real Estate

MORTGAGESTATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN: R.F.S. Corporation

(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 Fifteen Thousand Five Hundred and No/100 DOLLARS (\$ 15,500.00), with interest thereon at the rate of eight 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 thirteen 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, just off East North Street near the City of Greenville, being shown and designated as Lot No. 10 on plat entitled "Property of Walter E. Rumminger, Gene Fisher and Harold J. Seeley" recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book QQQ at page 172, and having, according to said plat, the following metes and bounds, to-wit:

Beginning at a point on the eastern side of a 24-foot asphalt driveway which extends south from East North Street, said point being at the joint front corner of Lots Nos. 10 and 8 and running thence with the line of Lot No. 8 N. 64-00 E. 98.5 feet to a point; thence S. 30-58 E. 74 feet to a point; thence S. 64-00 W. 93.5 feet to a point on the eastern side of said driveway; thence along said driveway in a northerly direction 74 feet, more or less, to the point of beginning.

ALSO:

A non-exclusive easement for the purpose of egress and ingress over that certain asphalt driveway in the County of Greenville, State of South Carolina near the City of Greenville being shown as a 24 foot asphalt driveway extending South from East North Street to Lot No. 19 as shown on a plat of Property of Walter E. Rumminger, Gene Fisher and Harold J. Seeley recorded in the RMC Office for Greenville County in Plat Book 4A, Page 189.

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.