

FILED
GREENVILLE CO. S. C.

BOOK 1190 PAGE 17

FIRST MORTGAGE ON REAL ESTATE

MAY 7 10 28 AM '71
MORTGAGE

OLLIE FARNSWORTH
R. H. C.

STATE OF SOUTH CAROLINA,
COUNTY OF ~~GREENVILLE~~ *Greenville*

TO ALL WHOM THESE PRESENTS MAY CONCERN: That I, Donald P. Cundiff

(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-Eight Thousand Six Hundred and no/100 DOLLARS (\$ 28,600.00); 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

October 1, 1996 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 at the Southeastern corner of the turn of Mustang Circle in Austin Township, being Lot 11 on plat of subdivision of S. I. Ranchettes, Section 1, by Dalton & Neves, Engineers, April 19, 1965, recorded in the RMC Office for said County in Plat Book JJJ at page 31 and described as follows: BEGINNING at an iron pin on the Southeastern side of said Circle and the joint front corners of lots 11 and 12, thence along the common line of said lots South 24-54 East 405.6 feet to iron pin, thence along the line of Lot 10 South 74-51 West 200 feet to iron pin on said Circle, thence with said Circle North 46-41 West 278 feet to iron pin, thence with the curve of said Circle, the courses and distances of which are: North 16-28 West 116.1 feet and North 46-08 East for 118.9 feet to iron pin, thence with the Southern side of said Circle North 78-30 East 175 feet to beginning. j

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.