

GREENVILLE CO. S. C.

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BOOK 1194 PAGE 25

FIRST MORTGAGE ON REAL ESTATE

OLLIE FARNSWORTH  
MORTGAGE

STATE OF SOUTH CAROLINA,  
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: We, George W. Timmerman and Nancy H. Timmerman, (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-Four Thousand and No/100 DOLLARS (\$ 24,000.00), 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

June 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, ON THE SOUTHERN side of Holgate Drive at the intersection with Holgate Court, being shown as Lot 23 on plat of Wade Hampton Gardens, Section III, recorded in Plat Book YY at page 179, R.M.C. Office for Greenville County, and having, according to plat, the following metes and bounds, to-wit: BEGINNING at an iron pin on the southern side of Holgate Drive at joint front corner of Lots 22 and 23, and running thence with line of Lot 22, S. 15-27 E. 155 feet to an iron pin at corner of Lot 24; thence with line of Lot 24, S. 81-18 W. 100.2 feet to an iron pin on the eastern side of Holgate Court; thence with the curve of Holgate Court, the chord of which is N. 35-51 W. 72.8 feet to an iron pin; thence continuing with the western side of said Court, N. 15-27 W. 50 feet to an iron pin at corner of Holgate Court and Holgate Drive; thence with the curve of Holgate Court intersection with Holgate Drive, the chord of which is N. 29-33 E. 35.5 feet to an iron pin on the southern side of Holgate Drive; thence with the southern side of said Drive, N. 74-33 E. 100 feet to the beginning corner.

This conveyance is made subject to any restrictions or easements that may appear of record, on the recorded plat(s), or on the premises."

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.