

FILED
GREENVILLE CO. S. C.

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OLLIE FARNSWORTH
R. M. C.

BOOK 1198 PAGE 281



First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: ERWIN S. STARNES

(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 Sixteen Thousand and No/100----- DOLLARS (\$ 16,000.00), 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 ten 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, near the City of Greenville, on the Western side of New Buncombe Highway, described as follows, according to plat thereof made by Pickell & Pickell, Engineers, January 29, 1946:

Beginning at a stake on the Western side of New Buncombe Highway 100.8 feet South from Marlin Street, corner of other property of Edgar L. Waldrop and G. Dewey Oxner, and running thence with line of said property S. 61-30 W. 150.1 feet to a stake; thence S. 31-30 E. 84.5 feet to stake at corner of property of Akers Motor Lines, Inc.; thence with line of said property N. 61-30 E. 107 feet to stake on New Buncombe Highway; thence with said Highway N. 3-50 E. 88 feet to beginning corner; being the same property conveyed to the mortgagor herein by deeds recorded in Book 484, Page 85, and Book 286, Page

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.