

FILED
GREENVILLE CO. S.C.

BOOK 1198 PAGE 327

JUL 12 4 19 PM '71

OLLIE FARNSWORTH
R.M.C.

STATE OF SOUTH CAROLINA
COUNTY OF ~~ANDERSON~~ GREENVILLE

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN: We, Rufus Mitchell, Jr. and Patricia H. Mitchell ----- (hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto ANDERSON SAVINGS AND LOAN ASSOCIATION, Inc., Anderson, S.C. (hereinafter referred to as Mortgagee), a South Carolina Corporation, 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 Fifteen Thousand & No/100-----

DOLLARS (\$ 15,000.00), with interest thereon from date at the rate of Seven & Three-fourths per centum per annum, said principal and interest to be repaid in monthly installments of One Hundred Twenty-Three & 15/100 Dollars (\$ 123.15) each on the first day of each month hereafter until the principal and interest are fully paid; each payment to be applied first to payment of interest, computed and paid monthly in advance, and then to payment of principal, and

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and any renewals thereof 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, for the performance of Mortgagor's obligations hereunder, 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 forever, the following described property:

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 ~~Anderson~~ Greenville, Dunklin Township, on the Northeast side of Beech Springs Road containing 1.38 acres, more or less, being bounded on the North, East and South by property of J. H. Hammond and on the west by Beech Springs Road, and being more particularly described in a survey for Rufus and Patricia H. Mitchell, Jr., by John C. Smith, RLS, dated May 25, 1971, as having the following metes and bounds, to wit: BEGINNING at a nail cap in the center of Beech Springs Road, which cap is 956 feet southeast from the intersection with Lickville Road and running thence N 43° 20' E 290 feet to an iron pin; thence S 36° 30' E 231 feet to an iron pin; thence S 47° 40' W 264 feet to a nail cap in the center of Beech Springs Road; thence continuing with the center of Beech Springs Road, N 40° 24' W 107.9 feet to a point; thence N 45° 15' W 100 feet to the point of beginning, containing 1.38 acres, more or less.

This is the same property conveyed to the Mortgagors herein by deed of J. H. Hammond dated June 10, 1971 of record in the Office of the Register of Mense Conveyance for Greenville County.

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.