

FILED
GREENVILLE, CO. S. C.

BOOK 1205 PAGE 153

First Mortgage on Real Estate

SEP 2 11 30 AM '71

OLLIE F. MORTGAGE
R. M. C.



STATE OF SOUTH CAROLINA
COUNTY OF

TO ALL WHOM THESE PRESENTS MAY CONCERN: James B. Senn

(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 Seventeen Thousand Five Hundred and Fifty and No/100----- DOLLARS (\$ 17,550.00-----), with interest thereon at the rate of eight (8%) 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 25 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, on the Northern side of Randall Street, in the City of Greenville, being the Western one-half portion of Lot No. 17 on a Plat of Sec. A, of the Property of Stone Land Company, recorded in the RMC Office for Greenville County, S. C., in Plat Book A, Page 341, and having the following metes and bounds, to-wit:

BEGINNING at a point on the Northern side of Randall Street at the corner of property now or formerly owned by Burt C. Jones and Lida W. Jones (which corner was formerly the Northeastern corner of the intersection of Randall Street with a proposed extension of Robinson Street) and running thence with the Northern side of Randall Street, S. 83-13 E. 54 feet 4½ inches to an iron pin; thence with the line of property conveyed to Dorothy Helen S. Horowitz by deed of Eugenia R. Juhán, and running in a Northerly direction, 170 feet more or less to a point; thence N. 79-30 W. 54 feet 4½ inches to a point at the corner of property of Jones; thence with the line of property now or formerly owned by Jones S. 1-41 W. 190 feet to an iron pin, the beginning corner.

ALSO, all that piece, parcel or lot of land on the Northern side of Randall Street in the City of Greenville, Greenville County, South Carolina, being the Eastern one-half portion of Lot No. 17 on a Plat of Section A, of Stone Lane Company, recorded in the RMC Office for Greenville County, S. C., in Plat Book A, Page 341, and having the following metes and bounds, to-wit:

(Description continued on back of mortgage)

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.