

FILED
GREENVILLE CO. S. C.

SEP 24 1 09 PM '71

OLLIE FARNSWORTH
R.M.C.
MORTGAGE

BOOK 1207 PAGE 497



First Mortgage on Real Estate

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: Herbert F. Ross and Dorothy M. Ross

(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 Fifteen Thousand and No/100ths----- DOLLARS (\$ 15,000.00), with interest thereon at the rate of 7 3/4 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 15 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, 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 in Butler Township and being shown as a four-acre tract according to a plat entitled Survey for Herbert F. Ross and Dorothy Ross by Carolina Engineering & Surveying Co., dated October 7, 1969 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point in the center of Black's Road in the center of a bridge and running thence S. 17-44 E., 444.7 feet to an iron pin; thence S. 71-15 W., 425 feet to an iron pin; thence N. 17-44 W., 444.7 feet to a point in the center of Black's Road; thence with the center of said Road, N. 71-18 E., 425 feet to the point of beginning.

Being a portion of the same property conveyed to the mortgagors herein by deed of James Donald Klyce and Beverly Klyce, said deed being dated September 25, 1968 and recorded in the RMC Office for Greenville County in Deed Book 853 at Page 435.

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.