

First Mortgage on Real Estate

FILED
GREENVILLE CO. S. C.
OCT 12 9 48 AM '71
OLLIE FARNSWORTH
MORTGAGE

BOOK 1209 PAGE 379



STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN: C. & M. Construction Co.
(a partnership)
(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 Nine Thousand, Six Hundred and No/100ths-----DOLLARS (\$ 9,600.00), 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 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 and lying and being on the north side of Virginia Road (Styles Road) near the town of Travelers Rest and being shown as a three acre tract on a plat entitled Property of Albert Simpson by American Surveying & Mapping Co., said plat being dated August 15, 1968 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the easterly side of Virginia Road (Styles Road) at the joint front corner of lot now or formerly of Samuel Blankenship and the grantors and running thence with the joint line of Samuel Blankenship and the grantors, N. 78-37 E. 350 feet to an iron pin; thence S. 59-18 E. 362.5 feet to an iron pin; thence S. 53-00 W. 179.0 feet to an iron pin; thence N. 38-00 W. 224.5 feet to an iron pin; thence S. 75-44 W. 385.5 feet to an iron pin on the easterly side of Virginia Road (Styles Road); thence with the eastern edge of said Road Due North 141.9 feet to an iron pin, the point of beginning.

The mortgagor, C. & M. Construction Co. is a partnership organized and doing business under the laws of the State of South Carolina, and its sole partners are A. B. Collier, II and Douglas Fred McCue.

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.