

FIRST MORTGAGE ON REAL ESTATE

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GREENVILLE CO. S. C.

MORTGAGE

NOV 23 1 50 PM '71

OLLIE FARNSWORTH
R. H. C.

STATE OF SOUTH CAROLINA,
COUNTY OF Greenville }

TO ALL WHOM THESE PRESENTS MAY CONCERN: I, Thomas A. Cothran, Jr.,

(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto LAURENS FEDERAL SAVINGS AND LOAN ASSOCIATION, LAURENS, S. C. (hereinafter referred to as Mortgagee), 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 Twelve Thousand and No/100 DOLLARS (\$ 12,000.00), with interest thereon from date at the rate provided for in said note, said principal and interest to be repaid as therein stated, except that the final payment of principal and interest shall be due on November 1, 1991, and

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purpose;

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, Dunklin Township, on the Eastern side of a surface treated road containing 1.26 acres, more or less, and being know and designated as Lot A on a plat of: "Property of J. G. Cothran" dated July 21, 1971, prepared by D. G. Casey, R.L.S., and having according to said plat the following metes and bounds:

BEGINNING at an X in the center of a county road at the joint front corner of Lots A & B and running thence along the center of said road N. 3-59 W. 127 feet to a point; thence continuing along the center of said road N. 19-35 W. 197.5 feet to an X in the center of said road; thence S. 44-05 E. 153 feet to a stone; thence along a line of J. G. Cothran property S. 48-05 E. 286.3 feet to an iron pin; thence along a line of J. G. Cothran property S. 2-18 W. 171 feet to an iron pin; thence along a line of lot B N. 57-09 W. 286 feet to the beginning corner.

This property is subject to existing easements, restrictions, and rights-of-way upon or affecting said property."

The aforesaid plat of the above described property is recorded in the Office of the Clerk of Court for Greenville County in Plat Book 74, at Page 165."

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.