

FIRST MORTGAGE ON REAL ESTATE

GREENVILLE CO. S. C.

DEC. 1 11 42 AM '71

MORTGAGE

R. M. C.

BOOK 1215 PAGE 97

STATE OF SOUTH CAROLINA,  
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: We, Paul F. Ladd and Shirley Ladd

(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 Fourteen Thousand Two Hundred Forty and no/100 DOLLARS (\$ 14,240.00 ), 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, 1996 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, City of Simpsonville being known and designated as Lot No. 277 and shown on a plat entitled "Section 3, Westwood" dated June 21, 1971 prepared by Piedmont Engineers & Architects and recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 4N at Page 30 and having according to said plat the following metes and bounds:

BEGINNING at an iron pin on the Eastern side of Cheyenne Drive at the joint front corner of Lot Nos. 277 and 278; thence with the line of Lot No. 278, N. 10-53 E. 140 feet to an iron pin, joint rear corner of Lot Nos. 277 and 278; thence with line of Lot No. 266, N. 86-19 W. 129.8 feet to an iron pin at the joint rear corner of Lot Nos. 276 and 277; thence with line of Lot No. 276, S. 23-00 W. 145 feet to an iron pin at the joint front corner of Lot Nos. 276 and 277; thence with the Eastern side of Cheyenne Road S. 86-24 E. 115 feet to the point of beginning.

This is the identical property conveyed to the Mortgagors herein by deed of Builders and Developers, Inc. to record herewith.

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.