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OLLIE FARNSWORTH
R. M. C.



BOOK 1216 PAGE 132

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF

TO ALL WHOM THESE PRESENTS MAY CONCERN: Jane P. Bessinger

(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 Thirty-Four Thousand and No/100ths ----- DOLLARS (\$ 34,000.00), 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 _____ 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 being a portion of a subdivision known as Marshall Forest according to a plat recorded in the RMC Office for Greenville County in Plat Book H at pages 133 and 134 and having, according to a plat of property of Christie C. Prevost, prepared by Woodward Engineering Service, February 23, 1952, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Brookside Way at the corner of property of Gerda L. Prevost and running along her property S. 30-52 E. 257.8 feet to an iron pin which iron pin is 150 feet in a direction S. 66-35 W. from the southwest corner of lot now or formerly belonging to Bennett Meyers; thence S. 66-35 W. 250 feet to an iron pin on the line of property of Gerda L. Prevost (old pin on line of 16.5 feet); thence along line of Gerda L. Prevost, N. 29-44 W. 195.4 feet to an iron pin on the southern side of Brookside Way; thence along the southern side of Brookside Way, N. 61-17 E. 100 feet to an iron pin; thence continuing along the southern side of Brookside Way, N. 52-39 E. 100 feet to an iron pin; thence continuing along the southern side of Brookside Way, N. 33-19 E. 50 feet to an iron pin, the point of beginning.

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.