

FILED
GREENVILLE CO. S. C.

BOOK 1235 PAGE 448

JAN 1 12 16 PM '72

OLLIE FARNSWORTH
MORTGAGE



First Mortgage on Real Estate

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN: GERALD D. HARRIS

(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 Ten Thousand Eight Hundred and no/100-----DOLLARS (\$10,800.00 -), 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 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, Saluda Township, containing 8.6 acres, more or less, according to a survey and plat by Terry T. Dill, dated December 2, 1950, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern bank of the North Saluda River at the joint corner of property formerly owned by Iva S. Simpson, and running thence with the line of said property N. 49-45 E. 1,365 feet to a point on the line of property now or formerly owned by Gilbert; thence with the Gilbert line, S. 71-15 W. 1,472 feet to an iron pin on the easterly bank of the North Saluda River; thence in a southerly direction down the course of said River 544 feet to the point of beginning; also all of my right, title and interest in and to a right-of-way for ingress and egress over the property formerly owned by Iva S. Simpson, which right-of-way was granted to a predecessor in title by deed recorded in the R.M.C. Office for Greenville County in Deeds Book 628, at Page 409.

Reserving, however, the right-of-way previously granted by me to my predecessors in title; a 25 foot strip of land crossing the within property for use for ingress and egress to other lands of my grantors.

This being the identical property conveyed to me by deed recorded in the R.M.C. Office for Greenville County in Deeds Book 924, at Page 29.

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.