

FILED
GREENVILLE CO. S. C.

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ELIZABETH RIDDLE
R.M.C.

BOOK 1215 PAGE 19



First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

GEORGE DAVID ROBSON AND DONNA KAY ROBSON,

(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 **Twenty-Nine Thousand, Three Hundred Forty and 00/100** ----- DOLLARS (\$ 29,340.00), 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 **thirty** 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**, in the City of Mauldin, and shown as Lot 28 on a Plat of Holly Springs Subdivision, Section 1, which Plat is recorded in the R.M.C. Office for Greenville County in Plat Book 4-N, Page 5, and having, according to said Plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southern side of Brook Bend Road, at the joint front corner of Lots 27 and 28 and running thence with the joint line of said lots, S. 13-15 W., 150 ft. to an iron pin at the line of Lot 26; thence along the line of Lots 26 and 30, S. 76-45 E., 90 ft. to an iron pin at the joint rear corner of Lots 28 and 29; thence with the joint line of said Lots, N. 13-15 E., 150 ft. to an iron pin on the Southern side of Brook Bend Road; thence along the side of said Road, N. 76-45 W., 90 ft. to an iron pin at the point of beginning.

This is the same property conveyed to the mortgagors by deed of A. Y. Rosamond, to be recorded of even date herewith.

ALSO a small portion of Lot 29 as described in deed recorded in the RMC Office for Greenville County in Deed Book 951 at page 204.

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.