

FILED
GREENVILLE CO. S. C.

OCT 19 11 21 AM '72

ELIZABETH RIDDLE
R.M.C.

BOOK 1253 PAGE 630



First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Ingrid M. Robinson * (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 Two Thousand Six Hundred and no/100ths----- DOLLARS (\$ 22,600.00), with interest thereon at the rate of eight 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 (30) 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, on the Western side of Heather Way, being known and designated as Lot Nos. 120, 121 and 122, as shown on a plat entitled "Marshall Forest", dated October, 1928, prepared by Dalton & Neves, R. S., and recorded in the R. M. C. Office for Greenville County, South Carolina, in Plat Book H at Page 134, and having in the aggregate of said plat the following metes and bounds:

BEGINNING at an iron pin on the Western side of Heather Way at the joint front corner of Lot Nos. 119 and 120 and running thence with the Western side of Heather Way, S. 56-02 E. 75 feet to an iron pin on the Western side of Heather Way at the joint front corner of Lot Nos. 122 and 123; thence with the line of Lot No. 123, S. 33-58 W. 201.7 feet to an iron pin on the Eastern side of a 10-foot alley at the joint rear corner of Lot Nos. 122 and 123; thence with the Eastern side of said 10-foot alley, N. 39-22 W. 80.1 feet to an iron pin on the Eastern side of said 10-foot alley at the joint rear corner of Lot Nos. 119 and 120; thence with the line of Lot No. 119, N. 33-58 E. 179.4 feet to the point of beginning.

THIS is the identical property conveyed to the Mortgagor herein by deed of Danny P. Williams, dated September 12, 1972, and recorded in the R. M. C. Office for Greenville County, South Carolina of even date.

For valuable consideration, the undersigned agree that the holder and owner of the note or notes secured hereby may, at any time during the term of this mortgage, and in the discretion of said noteholder, apply for renewal of mortgage guaranty insurance covering this mortgage, pay the premiums due by reason thereof, and requires repayment by the undersigned of such amounts as are advanced by said noteholder. In the event of failure by the undersigned to repay said amounts to said noteholder immediately upon demand therefor, such failure shall be considered a default, and all provisions of the note or notes and of this deed of trust with regard to default shall be applicable.

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.