

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

FILED GREENVILLE CO. S. C.

BOOK 1259 PAGE 187

40 FROM THESE PRESENTS MAY CONCERN: I, JACK D. SLOAN, JR.

SENSE (hereinafter referred to as Mortgagor)

WHEREAS, the Mortgagor is well and truly indebted unto Greer Federal Savings and Loan Association (hereinafter referred to as Mortgagee) as evidenced by the

Mortgagee's promissory note of even date herewith the terms of which are incorporated herein by reference, in the sum of One Hundred Seventy Five Thousand Dollars \$175,000.00 with interest thereon from date at the rate of 8-1/2 per centum per annum, said principal and interest to be repaid as follows: Payable in equal monthly installments, including principal and interest, of \$1,723.75 beginning on the first day of June, 1973 and the first day of each month thereafter until May,

1988, when the principal balance shall be paid in full; payment will be applied first to interest and then to principal. Interest only will be paid up to the amount advanced on the first of each month between the date of the note and May 1, 1973. Payors shall have the privilege to prepay 20% of the face amount of the note in any loan year without penalty. In the event that more than 20% of the face amount of the note is paid in any loan year, Payors shall pay a penalty of six months' interest on the principal sum prepaid in excess of such 20%.

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 for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

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 heirs, successors and assigns the following described piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon: situate, lying and being at the southeastern corner of the intersection of LeGrand Boulevard with McAlister Road, in the City of Greenville, Greenville County, South Carolina, being a portion of property shown on a revised portion of SHERWOOD FOREST, made by Dalton & Neves, Engineers, dated November 1953, recorded in the R. M. C. Office for Greenville County, South Carolina, in Plat Book GG, page 23, and having according to a plat of the property of Jack D. Sloan, Jr. made by Campbell & Clarkson Surveyors, Inc., dated November 27, 1972, the following metes and bounds, to-wit:

BEGINNING at a point on the southwestern side of LeGrand Boulevard (said point being located N 63-31 W 150 feet from the southwestern corner of the intersection of LeGrand Boulevard with South Pleasantburg Dr.) and running thence S 26-04 W 200 feet to a point; thence N 63-31 W 241.9 feet to a point on the right of way of the McAlister Road; thence along the eastern side of McAlister Road N 26-47 E 200.1 feet to a point at the intersection of McAlister Road with LeGrand Boulevard; thence along the southern side of LeGrand Boulevard, S 63-31 E 239.4 feet to 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.