

FILED MORTGAGE

STATE OF SOUTH CAROLINA,

COUNTY OF GREENVILLE

GREENVILLE CO. S. C.

JAN 5 2 30 PM '73

TO ALL WHOM THESE PRESENTS MAY CONCERN: I, James E. Freeman,

(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto LAURENS FEDERAL SAVINGS AND LOAN ASSOCIATION, LAURENS, S. C. (hereinafter referred to as Mortgagee), as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by reference in the sum of Twelve Thousand and no/100 (\$12,000.00)-----
DOLLARS (\$ 12,000.00), with interest thereon from date at the rate provided for in said note, said principal and interest to be repaid as therein stated, except that the final payment of principal and interest shall be due on
December 1, 1992

and
WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purpose;

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, situate on the Northern side of U. S. Highway Number 29 (also known as Greenville-Piedmont Road), near Grove Station, in Greenville County, South Carolina, lying at the intersection of Old U. S. Highway Number 29 and Osteen Road, and, being more particularly described as follows: BEGINNING at a point on the Northern side of U. S. Highway Number 29 at the corner of the property of Anita Ward, and running thence along the Northern side of said Highway Number 29 S42-25W 133.2 feet to a point in the center of Osteen Road; thence along the center-line of said Osteen Road N52-OW 255.3 feet to an iron pin at the corner of property of Kenneth Picklesimer, formerly owned by C. N. Pittman; thence along the said Picklesimer line N52-25E 146.8 feet to an iron pin; thence along the line of property of Anita Ward for a distance of 253.4 feet to the point of beginning on the North side of U. S. Highway Number 29; said lot being bounded on the North by lands of Kenneth Picklesimer (formerly Pittman lands); on the West by Osteen Road; on the South by U. S. Highway Number 29 (Greenville-Piedmont Road); and on the East by lands of Anita Ward.

The above described premises were conveyed unto James E. Freeman by deed of David K. Holliday and Barbara Holliday dated December 26, 1971 and recorded in the Office of the Clerk of Court for Greenville County in Deed Book 934 at page 527 and by corrective deeds from Trustees of Grove Baptist Church dated December 14, 1972 and David K. Holliday and Barbara Holliday dated December 14, 1972, which are duly recorded in the aforesaid Clerk's Office.

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.