

FILED  
GREENVILLE CO. S. C.

JAN 10 3 40 PM '73

BOOK 1263 PAGE 116



**MORTGAGE**

REGULATED BY THE STATE OF SOUTH CAROLINA  
COMPLIES WITH THE MORTGAGE ON REAL ESTATE ACT  
3-22  
file

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: PHILIP A. MAIN AND CAROL D. MAIN

(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 Two Hundred and No/100 \_\_\_\_\_ DOLLARS (\$ 29,200.00 ), with interest thereon at the rate of Seven and one-half 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 Twenty Eight 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, being shown and designated as Lot No. 24 on a plat of Holly Springs Subdivision, Section 1, recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 4 N, Page 5, and having according to said plat the following metes and bounds to-wit:

Beginning at a point on the eastern side of Blackgum Court at the joint front corner of Lots 23 and 24 and running thence along the eastern side of Blackgum Court N-41-35 E 86.3 feet to a point; thence continuing along the eastern side of Blackgum Court N 27-05 E 13.7 feet to a point at the joint front corner of Lots 24 and 25; thence along the common line of said Lots 24 and 25 S 64-37 E 150 feet to a point in the rear line of Lot 32; thence, along the rear line of Lots 32 and 33 S 28-03 W 100 feet; thence, N 63-26 W 169.93 feet to a point on the eastern side of Blackgum Court, 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.