

JAN 15 3 20 PM '73



*See from Public Records and Courthouse Records for Vol 1263 Page 316*

REGULATION NO. 112  
COMPLIED WITH  
1/15/73

**MORTGAGE**

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

J. W. ROBERTS, (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-Eight Thousand and 00/100----- DOLLARS (\$ 28,000.00 )**, with interest thereon at the rate of **Seven & 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 **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, being known and designated as Lot 40 on a Plat of Forrester Woods, Section No. 1, prepared by R. B. Bruce, Surveyor, dated March 14, 1972, recorded in the R.M.C. Office for Greenville County in Plat Book 4-N, Page 78, and having, according to said Plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southern edge of Pheasant Trail, at the joint front corner of Lots 39 and 40 and running thence with the Southern edge of Pheasant Trail, S. 62-43 E., 85 ft. to an iron pin at the intersection of Pheasant Trail and Boulder Road; thence with said intersection, S. 17-33 E., 35.3 ft. to an iron pin on the Western edge of Boulder Road; thence with the western edge of Boulder Road, S. 27-36 W., 129.5 ft. to an iron pin at the joint corner of Lots 37 and 40; thence with the joint line of Lots 37 and 40, N. 62-24 W., 110 ft. to an iron pin at the joint rear corner of Lots 39 and 40; thence with the joint line of Lots 39 and 40, N. 27-36 E., 153.9 ft. to an iron pin being the point of beginning.

This is the same property conveyed to the mortgagor by deed of Y.B.H. Development Company, now known as Y.B. Developers, Inc., to be recorded of even date herewith.

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.