

REGULATION NO: 22
COMPLIED WITH

FILED
GREENVILLE CO. S. C.

BOOK 1295 PAGE 313

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GREENVILLE CO. S. C.
W. S. TANKERSLEY
S. R. H. C.



First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: WARD S. STONE

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

and Stone and Weber, Inc. are
WHEREAS, the Mortgagor/s 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 Forty Thousand and No/100-----DOLLARS (\$ 40,000.00), 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 ten 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, City of Greenville, on the southwestern corner of Otis and Elm Streets, and having the following metes and bounds, to-wit:

Beginning at an iron pin on the southwestern corner of Otis and Elm Streets, and running thence with the western side of Elm Street S. 36-15 E. 58 feet to the corner of Lot 2; thence with line of said lot S. 65-33 W. 106.1 feet to an iron pin at the corner of the lot sold to Mrs. Corrine Bates; thence with the line of said lot N. 21-15 W. 65.8 feet to an iron pin on Otis Street; thence with the southern side of Otis Street N. 71-35 E. 91 feet to the point of beginning.

ALSO: all that certain piece, parcel or lot of land, together with improvements thereon, situate, lying and being in the City of Greenville, County of Greenville, State of South Carolina, and having, according to plat of property of Ward S. Stone prepared by W. J. Riddle, Surveyor, July, 1951, the following metes and bounds, to-wit:

Beginning at an iron pin on the western side of Green Avenue, which iron pin is N. 27-00 E. 99 feet from the northwestern corner of Green Avenue and Dunbar Street, and running thence along Green Avenue N. 27-00 E. 40 feet to an iron pin at the corner of an unopened alley; thence N. 86-24 W. 162.9 feet to an iron pin; thence S. 20-20 W. 42.1 feet to an iron pin; thence S. 87-42 E. 159.1 feet to the point of beginning.

The lien of this mortgage is subordinate to the lien of that certain mortgage given by Ward S. Stone to Security Federal Savings and Loan Association securing a loan in the amount of \$17,000.00 and recorded on July 16, 1969, in Mortgage Book 1131, Page 355.

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 thereon, 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.