

RECORDATION NO. 22
COMPLIES WITH
First Mortgage on Real Estate

FILED
GREENVILLE CO. S. C.

FEB 27 4 05 PM '78

DONNIE S. TANKERSLEY
R.H.C.

MORTGAGE

BOOK 1273 PAGE 771



STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: I, RONNIE T. HAMM, and
I, BRENDA R. HAMM,

(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-FOUR THOUSAND AND NO/100- - - - -DOLLARS (\$ 24,000.00), with interest thereon at the rate of 7-1/2 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 25 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, in Butler Township, about two miles south of Pelham, lying on the northern side of Circle Road, and having the following courses and distances, to wit:

BEGINNING on an old nail and cap in the center of said road, joint corner of land conveyed to Samuel B. and Ida E. Wasson in April, 1962, and runs thence with said road S. 63-00 W. 467 feet to a nail and cap in the center of said road; thence N. 23-30 W. 666 feet to a point on the south side of the branch (iron pin back on line at 12 feet); thence with the following traverse line down the branch (the branch being the property line) N. 42-20 E. crossing the branch to a stake on the north side of the branch; thence N. 64-50 E. crossing the branch twice 200 feet to a stake on the north side of the branch; thence N. 78-05 E. 123 feet to a stake on the northern side of the branch; thence S. 51-10 E. 80 feet to an iron pin on the south bank of the branch, joint corner of the said Wasson tract; thence with the Wasson line S. 24-15 E. 584.6 feet to the beginning corner (iron pin on line back at 24.3 feet) containing 7.13 acres, more or less.

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.