

RECORDED NO. 72
FIRST MORTGAGE ON REAL ESTATE

FILED
GREENVILLE CO. S. C.

BOOK 1278 PAGE 529

MAY 25 4 15 PM '73
MORTGAGE
DONNIE S. TARRERSON
R.M.C.

State of South Carolina

COUNTY OF GREENVILLE

To All Whom These Presents May Concern:

Charles S. Kutschenreuter ----- (hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto GREER FEDERAL SAVINGS AND LOAN ASSOCIATION, GREER, 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 Twenty-nine Thousand Four Hundred and No/100 ----- DOLLARS (\$ 29,400.00 -----), with interest thereon from date at the rate of Eight ----- per centum per annum, said principal and interest to be repaid as therein stated, 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 _____

ALL that piece, parcel or lot of land situate, lying and being on the eastern side of Pryor Road near the City of Greenville, in the County of Greenville, State of South Carolina and known and designated as Lot No. 74 of a subdivision known as Avondale Forest, plat of which is recorded in the R.M.C. Office for Greenville County in Plat Book BBB at Page 36 and according to said plat has the following metes and bounds, to-wit:

BEGINNING at an iron pin in the eastern side of Pryor Road at the joint front corner of Lots Nos. 74 and 75 and running thence with the joint line of said lots S. 40-17 E., 168.8 feet to a point; running thence S. 49-15 W., 90 feet to a point at the rear corner of Lots Nos. 73 and 74; running thence N. 40-17 W., 169.3 feet to a point on the eastern side of Pryor Road; running thence with said road N. 49-47 E., 90 feet to an iron pin, 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.