

STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN: Richard Clayton King

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

WHEREAS, the Mortgagor is well and truly indebted unto LAURENS FEDERAL SAVINGS AND LOAN ASSOCIATION, LAURENS, 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 Fourteen Thousand Seven Hundred Fifty and No/100----- DOLLARS (\$14,750.00), with interest thereon from date at the rate provided for in said note, said principal and interest to be repaid as therein stated, except that the final payment of principal and interest shall be due on

June 1, 1998, 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 Greenville, Oaklawn Township, containing 1.14 acres, more or less, according to a plat and survey made by Charles K. Dunn and Dean C. Edens, Surveyors, dated July 26, 1967, and designated thereon as Lot.(a), and having, according to said plat, the following courses and distances, to-wit:

BEGINNING at an iron pin in the western edge of U. S. Highway No. 25 and running thence S. 10-15 W. 22 feet to an iron pin; thence S. 1-15 W. 60.4 feet to an iron pin, joint corner of property of Ansel A. King; thence with the joint line of property of Ansel A. King, S. 69-57 W. 148.2 feet to an iron pin; thence N. 86-03 W. 252 feet to an iron pin, corner with property of Ansel A. King; thence along joint line of property of Ansel A. King, N. 16-30 E. 140.7 feet to an iron pin, corner on line now or formerly of Dee Chapman; thence with the Chapman line, S. 86-43 E. 358 feet to an iron pin, the point of beginning and being bounded by lands now or formerly of Dee Chapman, U. S. Highway No. 25, and property of Ansel A. King.

This being the identical property conveyed to mortgagor by deed recorded in Vol. 1070, at Page 459."

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.