

JUN 18 4 00 PM '74

FIRST MORTGAGE ON REAL ESTATE

DONNIE S. TANKERSLEY
R.M.C.
MORTGAGE

1314

STATE OF SOUTH CAROLINA, }

COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

FRANCIS A. STYER & ELIZABETH S. STYER,

(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 --Thirty Nine Thousand Nine Hundred and No/100----- DOLLARS (\$ 39,900.00), 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, 1999

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, in the Town of Simpsonville, being known and designated as Lot #131 on a Plat of Poinsettia, Section III, prepared by Piedmont Engineers and Architects, dated July 15, 1967 recorded in the RMC Office for Greenville County in Plat Book PPP, Page 141 and having according to said Plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southern edge of Poinsettia Drive at the joint front corner of Lots 131 and 132 and running thence with the joint line of said lots S. 39-25 W. 187.8 ft. to an iron pin; thence N. 41-42 W. 8.6 ft. to an iron pin; thence N. 48-47 W. 121.5 ft. to an iron pin at the joint rear corner of lots 130 and 131; thence with the joint line of said lots N. 39-25 E. 183.4 ft. to an iron pin on the Southern edge of Poinsettia Drive; thence with the edge of Poinsettia Drive S. 50-35 E. 130.0 ft. to an iron pin being the point of beginning.

This is the same property conveyed to the Grantors by deed recorded in the RMC Office for Greenville County in Deed Book 926, Page 446.

This property is subject to any easements, rights of way or restrictions of record, and in particular, a 25 ft. proposed sewer right of way and a 20 ft. drainage easement as shown on the above referenced Plat.



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.

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