

MORTGAGE OF REAL ESTATE-- Offices of Love, Thornton, Arnold & Thomas, Attorneys at Law, Greenville, S. C.

FILED
GREENVILLE CO. S. C.

MAY 12 3 37 PM '74

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLEDONNIE S. TANN MORTGAGE
R.H.D.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

R. B. Landers

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

WHEREAS, the Mortgagor is well and truly indebted unto American Service Corporation of South Carolina (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 Three Thousand Five Hundred

and no/100-----DOLLARS (\$ 3,500.00),
with interest thereon from date at the rate of 8 per centum per annum, said principal and interest to be repaid:

twelve (12) months from date or upon transfer of ownership of the subject property, whichever first occurs.

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 purposes:

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 Simpsonville being shown and designated as Lot No. 58 on plat of Powderhorn, Section 1, prepared by Piedmont Engineers and Architects, dated July 26, 1973 revised January 7, 1974, February 26, 1974 and March 1, 1974 and being described, according to said plat, more particularly, to-wit:

BEGINNING at an iron pin on the western side of Canebreak Lane at the joint front corners of Lots 57 and 58 and running thence with the common line of said lots S. 48-00 E. 150 feet to an iron pin at the joint rear corner of said lots; thence N. 24-08 W. 149.1 feet to the joint rear corner of Lots 58 and 59; thence along the common line of said lots N. 86-04 E. 160 feet to an iron pin at the joint front corner of said lots on the western side of Canebreak Lane; thence along said lane S. 00-45 E. 25 feet to an iron pin; thence S. 29-52 E. 25 feet to an iron pin, the 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.