



STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: Thomas A. Cothran III and
Carol Jean E. Cothran

(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

Twelve Thousand and 00/100 -----
DOLLARS (\$ 12,000.00), 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
September 1, 1991, 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

All that piece, parcel, or lot of land situate, lying and being in Dunklin Township, Greenville County, South Carolina, on the northeastern side of S. C. Hwy. 23-51, and being more fully described according to a plat of "Property of Tom Cothran, prepared by Jones Engineering Service, recorded in the RMC office for Greenville County, South Carolina, in Plat Book 4-Y at Page 49, as follows:

BEGINNING at a nail and cap in the center of S. C. Hwy. 23-51, at the south-western corner of the property herein conveyed, and running thence along a line of land of Thomas A. Cothran, Jr., N. 42-36 E. 258 feet to a point; thence along a line of property of Thomas A. Cothran, Jr. S. 52-26 E. 180 feet to a stone; thence along a line of property of Troy Epps, S. 68-05 W. 263.6 feet to a nail and cap in the center of S. C. Hwy. 23-51; thence along the center of said Hwy., N. 75-58 W. 75 feet to the beginning corner, and being a part of the property conveyed by Ernest G. Holliday to Thomas A. Cothran, Jr., by deed dated February 18, 1970, and recorded in said RMC Office in Deed Book 884 at Page 546.

This being the same property conveyed to mortgagor by deed from Thomas A. Cothran, Jr., recorded in Vol. 967 Page 67 .

This property is subject to existing easements, restrictions, and rights-of-way upon or affecting said property.



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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