

SEP 27 3 29 PM '76

FIRST MORTGAGE ON REAL ESTATE
DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE

BOOK 1378 PAGE 767

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN: We, Russell J. Wallen and

Rita T. Wallen

(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 Thousand , One Hundred & Fifty & No/100-----

DOLLARS (\$ 30,150.00), 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, 2006, 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, on the northern side of Fernwood Road, in the City of Simpsonville, being shown and designated as Lot 34 on a plat entitled "Section No. 1-Poinsettia", dated June 23, 1965, by Piedmont Engineers & Architects, and recorded in Greenville County Plat Book BBB at Page 103, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point on the northern edge of Fernwood Road, at the joint front corner with Lot 33, and running thence with the joint line with said lot, N. 10-54 W. 159.8 feet to a point at the joint line with Lots 28 and 27; thence with the joint line with Lots 28 and 27, N. 77-40 E. 101.1 feet to a point at the joint rear corner with Lot 35; thence with the joint line with Lot 35, S. 10-32 E. 162.4 feet to a point on the northern edge of Fernwood Road; thence with the northern edge of Fernwood Road, S. 79-02 W. 100 feet to the point of beginning.

This being the identical property conveyed to Builders and Developers, Inc. by deed of Carlton L. Chandler, Jr. and Margaret H. Chandler, dated September 6, 1975, and recorded September 8, 1975, in Greenville County Deed Book 1023 at Page 796. Said property has been conveyed to the mortgagors herein by deed of Builders and Developers, Inc., dated September 24, 1976, and recorded September 27, 1976.

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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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