

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: RONALD M. ORR and CAROLYN D. ORR

(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

-----THREE THOUSAND TWO HUNDRED TWENTY-FIVE AND NO/100-----
DOLLARS (\$ 3,225.00), 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

October 1, 1981, 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:

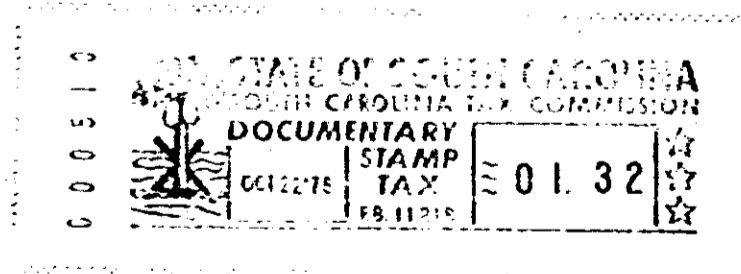
"All that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, being shown and designated as Tract No. 2 on plat of property of proposed FERGUSON ESTATES, as shown on plat thereof, prepared by J. L. Montgomery, III., R.L.S., dated April 5, 1976, and having according to said plat, the following metes and bounds, to wit:

BEGINNING at a point in 18 foot paved road at the joint front corner of Tracts Nos. 2 and 3 and running thence with the joint line of said tracts S. 65-56 W., 498.9 feet to an old iron pin in stone at the joint corner of Tracts Nos. 1, 2, 3 and property now or formerly of James Estate; thence with the joint line of Tracts Nos. 1 and 2, N. 11-40 E., 527.01 feet, crossing over county road to a point; thence N. 88 E., 70 feet to a point in 18 foot paved road; thence in said paved road, S. 41-25 E., 421.98 feet to the beginning corner, containing 2.72 acres, more or less.

Being the same property conveyed to the mortgagors herein by deed of T. C. Ferguson and Lila Mae Ferguson of even date herewith, to be recorded and also a portion of the same property conveyed to T. C. Ferguson and Lila Mae Ferguson by deed of Marie P. Riddle dated March 28, 1974, and recorded April 1, 1974, in Deed Volume 996 at page 369 in the RMC Office for Greenville County.

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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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