

FILED
GREENVILLE, CO. S. C.

514 North Main Street
Simpsonville, S. C. 29681

FIRST MORTGAGE ON REAL ESTATE

AUG 19 2 00 PM '06
MORTGAGE

DONNIE S. TANKERSLEY
R.M.C.

BOOK 1407 PAGE 596

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: JAMES A. McALISTER, JR.

and DONNA GLENICE F. McALISTER (hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto HERITAGE 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-five Thousand One Hundred and no/100ths** -----

DOLLARS (\$35,100.00), 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

August 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, in the Town of Simpsonville, on the northeastern side of Menlo Drive, being shown and designated as Lot No. 116 on a plat of BRENTWOOD, SECTION III, made by Piedmont Engineers, Architects and Planners, dated November 15, 1973, recorded in the RMC Office for Greenville County, S. C., in Plat Book 5-D, page 42, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northeastern side of Menlo Drive at the joint front corners of Lots Nos. 115 and 116 and running thence along the common line of said lots, S. 70-58 W., 150.16 feet to an iron pin; thence along the rear lines of Lots Nos. 112 and 113, S. 27-30 E., 139.07 feet to an iron pin; thence along the common line of Lots Nos. 116 and 117, N. 57-47 E., 144.4 feet to an iron pin on Menlo Drive; thence along the northeastern side of Menlo Drive, N. 25-03 W., 105 feet to the point of beginning.

The above property is the same conveyed to the Mortgagors by deed of Associates Builders & Developers, Inc., to be recorded simultaneously herewith.

[Faint signature and stamp area]

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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