

FIRST MORTGAGE ON REAL ESTATE

MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Earl Lewers (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

Twelve Thousand and No/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 **August 1, 1987** 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**, shown on a plat of the property of Woday M. Austin by C. O. Riddle, Registered Land Surveyor, dated June 13, 1955, and recorded in Plat Book II at Page 161, Office of RMC state and county aforesaid and being particularly described as follows:

BEGINNING at an iron pin at the corner of lands belonging to Woday Austin and Joe Brockman & Thomas Brockman; thence along line of Brockman land S. 83-37 E. 300 feet; thence N. 27-44 E. 100 feet; thence N. 83-37 W. 300 feet to a country road; thence S. 27-44 W. along said road back to the point of beginning and containing one acre more or less.

This is the same property conveyed to the Mortgagor hereto and Estella Lewers by deed of Eulis Lewers dated 29, December, 1961, and recorded in the RMC Office for Greenville County, S.C. in Deeds Book 692, page 446, the said Estella Lewers subsequently on August 25, 1977 conveyed her interest in and to the property to the Mortgagor herein by deed recorded in the RMC Office in Deeds Book _____, page _____.

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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