

514 N. Main Street, Simpsonville, S. C. 29681

FIRST MORTGAGE ON REAL ESTATE

GREENVILLE CO

MORTGAGE

1430 758

APR 2 1 00 PM '93

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: Wendell L. Hallad Barbara T. Hall

(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 Seven Hundred Fifty and no/100-----
DOLLARS (\$35,750.00), 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

April 1, 1993, 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, near the Town of Simpsonville, located at the intersection of Neely Ferry Road and County Road, and having the following metes and bounds, to wit:

BEGINNING at an iron pin in center of road where Neely Ferry Road meets County Road, and running thence with the center line of Neely Ferry Road, N. 24-17 W., 231.2 feet to an iron pin near the edge of Neely Ferry Road; thence leaving Neely Ferry Road, N. 2-54 W., 204.6 feet to a point in property now or formerly, of Pearl R. Daniel; thence with said Daniel line N. 75-38 E., 647.5 feet to a point; thence N. 75-32 E., 235.5 feet to a point in property of Cruikshank and Huguenin & Douglas; thence with line of that property, S. 5-38 E., 247.5 feet to a point; thence S. 51-56 W., 252.6 feet to a point; thence S. 6-07 E., 46 feet to a point in center of County Road; thence with County Road, the following courses and distances to-wit: S. 56-27 W., 100 feet; S. 52-34 W., 100 feet; S. 59-10 W., 100 feet; S. 77-10 W., 100 feet; S. 88-02 W., 134.5 feet and N. 85-41 W., 100 feet to the beginning corner. Said property, including the portion shown as being located in Neely Ferry Road and County Road contains 8.32 acres, more or less.

Being the same property conveyed to the mortgagors by deed of Byron E. Kirkland and Shirley A. Kirkland, dated January 4, 1973, recorded January 4, 1973, in the RMC Office for Greenville County in Deed Volume 964 at page 297.

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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