

FIRST MORTGAGE ON REAL ESTATE

**GREENVILLE MORTGAGE**

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MAY 24 10 51 AM '76  
SONNIE S. TAYLOR  
R.H.C.

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: We, Wilfred R. Adair and

Eva S. Adair

(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

Six thousand six hundred eighty nine and 40/100ths  
DOLLARS (\$ 6,689.40 ), 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

June 1, 1983, 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, Fairview Township, on the South side and just off State Highway No. 418, containing 2.07 acres, more or less, and known as Lot No.4 on a Plat of the Property of J. B. Armstrong made by C. O. Riddle, Surveyor, dated June 21, 1962, a one acre tract surveyed and added 9/10/64, and this lot No.4 surveyed and added 4/15/66, and having according to said Plat the following courses and distances, to-wit: BEGINNING at an iron pin, back joint corner with Lot No.1, owned by Wendell Armstrong and on line of land of J. B. Armstrong; thence with the joint line of Grantor S.6-30 W, 300 feet to an iron pin, corner on line of land of the Grantor; thence with the joint line of other land of the Grantor N.84-31 W, 300 feet to an iron pin, corner on line of land of the Grantor; thence with the joint line of other land of the Grantor N.6-30 E, 300 feet to an iron pin, corner with other lands of the Grantor and with Lots Nos. 2 and 1 as shown on said Plat; thence with the back joint line of said Lot No.1 s. 84-31 E, 300 feet to an iron pin, the point of beginning, and bounded by Lots Nos. 1 and 2 and other lands of the Grantor.

ALSO: All that piece, parcel or lot of land, lying, being and situate in the State of South Carolina, County of Greenville, Fairview Township, near the Town of Fountain Inn. BEGINNING at a point in the Southern edge of State Hwy. 418, which point measures S. 74 degrees 55 minutes W. 903.4 from the center point of the intersection of Old and New 418, and running thence S.6 degrees 30 minutes W. 600 feet along the side of Lot now or formerly belonging to Wendell Armstrong, and also lot belonging to Wilfred Adair. Thence S. 84 degrees 31 minutes E. 25 feet to a point; thence N. 6 degrees 30 minutes E. 600 feet to edge of State Hwy. 418; thence along Southern edge of State Hwy. 418 N. 84 degrees 31 minutes W. 25 feet to the point of beginning. BOUNDED BY: North/State Hwy. 418; West/Lot formerly or now belonging to Wendell Armstrong; and Lot belonging to Wilfred Adair; South/land of J. B. Armstrong, and East/land of J. B. Armstrong. Being the same property conveyed to the grantors by two deeds of J.B. Armstrong as follows: one deed dated May 26, 1966, recorded May 27, 1966, in Deed Volume 799 at page 147, and deed dated January 30, 1973, recorded January 30, 1973, in Deed Volume 966 at page 84.

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.

This mortgage is second and junior in lien to mortgage in favor of Laurans Federal Savings & Loan Association (now Heritage Federal Savings & Loan Association) in the original amount of \$14,000.00, dated March 7, 1973, recorded March 14, 1973, in REM Volume 1269 at page 592.

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