

SEP 5 1978

FIRST MORTGAGE ON REAL ESTATE

MORTGAGE

1443 273

10 July 1978
3:45 PM
1305-519
T. B. Boland

STATE OF SOUTH CAROLINA

COUNTY OF GREENWOOD
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: I, PATRICIA E. GRAHAM, of the

County of Greenwood, State of South Carolina, -----
(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 Mortgagee's promissory note of even date herewith, the terms of which are incorporated herein by reference in the sum of FORTY-FIVE THOUSAND

DOLLARS (\$45,000.00), 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 June 1, 2008, 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, containing 2.09 acres, 3.36 acres, and 0.43 acres, and totaling 5.88 acres, more or less, and when described as a whole, having the following metes and bounds as shown on plat entitled "Property of Almeade Martin", prepared by C. O. Riddle dated December, 1958, recorded in Plat Book 00 at page 468:

BEGINNING at an iron pin on the Northwesterly edge of Richardson Road and running thence N 61° 45' W, 141.8 feet to an iron pin; thence S 54° 14' W, 755.5 feet to an iron pin; thence S 61° 45' E, 271.3 feet to a point in center of Richardson Road; thence with the center of Richardson Road, the following metes and bounds, to-wit: N 82° 38' E, 100 feet; S 85° 36' E, 182.9 feet; N 82° 33' E, 56.8 feet; N 54° 36' E 62.3 feet; N 41° 18' E, 62.2 feet; N 29° 30' E, 103.8 feet; N 16° 53' E, 73.1 feet; N 4° 20' E, 120.9 feet; N 2° 45' E, 132.9 feet to the corner of BEGINNING.

The within mortgage is junior and subsequent to that of the Mortgagor herein recorded in the R.M.C. Office for Greenwood County in Mortgage Book 1218, page 111.

DEREVATION:

ALSO: All and singular that certain piece or parcel of land in the County of Greenwood, State of South Carolina, lying, situate and being on the easterly side of Oxford Road, shown and designated as Lot No. 28 on plat entitled "DRUID HILLS SUBDIVISION", by Davis & Floyd, Inc., Engineers, dated September 19, 1960, and described according to said plat as follows: BEGINNING at a point on the easterly side of Oxford Road, said point being the mutual front corner of Lots No. 28 and 29, and running thence with the line of Lot No. 29, S 3° 00' E One Hundred Ninety-Five and 95/100 (195.95') feet to a point on the line of Lot No. 36, said point being the mutual rear corner of Lots No. 28 and 29; thence with the rear line of Lots No. 36 and 37, S 86° 10' W One Hundred Fifty-Three (153') feet to a point, said point being the mutual rear corner of Lots No. 28 and 27; thence with the line of Lot No. 27, N 4° 58' W Two Hundred One and 97/100 (201.97') feet to a point on Oxford Road, said point being the mutual front corner of Lots No. 27 and 28; thence with the line of Oxford Road N 88° 13' E One Hundred Sixty (160') feet to the point of BEGINNING. For a more full and particular description reference is hereby specifically made to the aforesaid plat recorded in the Office of the Clerk of Court for Greenwood County in Plat Book 9, page 183. (See below).

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 is the identical property conveyed to the Mortgagor herein by deed of Grace Boland dated contemporaneously herewith.

ADDRESS OF MORTGAGEE IS: 113 Oxford Road, Greenwood, South Carolina 29646.

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