BOOK 1079 PAGE 219

FILED
GREENVILLE CO. S. C.

DEC 14 2 14 PM 1967

OLLIE FARNSWORTH
R.M.C.

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: WALTER E. RUMMINGER AND GENE FISHER

(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto SECURITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, GREENVILLE, S. C., (hereinafter referred to as Mortgagee) in the sum of Thirteen Thousand, Three Hundred and No/100---------- DOLLARS ($13,300.00), with interest thereon at the rate of seven per cent per annum as evidenced by the Mortgagor's note of even date herewith payable as therein stated, or as hereafter modified by mutual agreement, in writing, the final maturity of which is fourteen years after the date hereof, unless extended by mutual consent, the terms of said note and any agreement modifying it are incorporated herein by reference; and

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced or readvanced to or for the Mortgagor's account, including advances made by the Mortgagee on other or no security:

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, on the southeastern side of East North Street (also known as Old Spartanburg Road) being shown and designated as Lot No. 12 on plat entitled "Property of Walter E. Rumminger, Gene Fisher and Harold J. Seeley" dated June 6, 1967 by Charles K. Dunn and Dean C. Edens, recorded in the R. M. C. Office for Greenville County, South Carolina in Plat Book QQQ at Page 172, and having, according to said plat, the following metes and bounds, to-wit:

Beginning at an iron pin on the southeastern side of East North Street at the joint front corner of Lots Nos. 12 and 2 and running thence S. 30-58 E. 875 feet to an iron pin in the line of property now or formerly owned by Gibson; thence with the line of Gibson property due north 150 feet to an iron pin; thence continuing with the line of Gibson property N. 30-58 W. 723 feet to an iron pin on the southeastern side of East North Street; thence along East North Street S. 64-00 W. 75 feet to an iron pin at the point of beginning.

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.

SATISFIED AND CANCELLED OF RECORD
__ DAY OF _____ 19__
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT __:__ O'CLOCK __ M. NO. ____