

FILED
GREENVILLE, CO. S. C.

BOOK 1204 PAGE 98

First Mortgage on Real Estate

JUN 26 1 57 PM '71

OLLIVANTH WORTH
R. R. C.
MORTGAGE



STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

GEORGE E. RUSSELL and CATHERINE E. RUSSELL

(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 Eight thousand five hundred and 00/100-----DOLLARS (\$ 8,500.00-----), with interest thereon at the rate of seven and one half 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 eight (8) 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, being shown as the greater portion of lot number 30, on a plat of section 1 of Terra Pines Estates, made by Piedmont Engineering Services, December 1958, revised through March 1966, and recorded in the RMC office for Greenville County in Plat Book PPP at pages 18 and 19, and having the following metes and bounds, to wit:

BEGINNING at an iron pin on the northeast side of Terramont Circle, at the joint front corner of lots 30 and 31 and running thence along the line of lot 31 north 57-02 east, 230.9 feet to an iron pin; thence north 6-37 west 175 feet to an iron pin; thence south 79-55 west 121.1 feet to an iron pin; thence through lot number 30 south 45-33 west 230 feet to an iron pin on the northeast side of Terramont Circle; thence along Terramont Circle south 43-25 east 160 feet to the beginning corner.

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.