

GREENVILLE CO. S. C.

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BOOK 1208 PAGE 469

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:

Paul P. Burrell and Florence B. Burrell
(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 Eight Hundred and n0/100ths----- DOLLARS (\$ 8,800.00), with interest thereon at the rate of Eight (8%)----- 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 twenty (20) 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 northwest side of Fews' Bridge Road (also known as Blind Tiger Bridge Road) containing 1.25 acres, more or less, as shown on plat entitled "Property of Arrie C. Keller" by C. O. Riddle dated June, 1962, recorded in the Greenville County R.M. C. Office in Plat Book WW, Pages 498-499, and having, according to said plat, the following metes and bounds, to-wit:

Beginning at an iron pin on the northwest side of Fews' Bridge Road at the joint corner of property owned by Paul P. Burrell and property now or formerly owned by Phillips and running thence along the northwest side of Fews' Bridge Road N. 64-58 E. 140.55 feet to a point in the line of property now or formerly owned by Arrie C. Keller; thence with the line of Keller property N. 25-02 W. 250 feet, more or less, to an iron pin; thence S. 64-45 W. 284.1 feet to an iron pin in the line of property now or formerly owned by Phillips; thence with the line of Phillips property S. 54-20 E. 295.5 feet to the point of beginning.

It is the intention of the mortgagors herein to convey by this mortgage the same property conveyed to Paul P. Burrell and Florence B. Burrell by deed of V. T. Odom and Annie H. Odom dated November 14, 1957, recorded in Deed Book 587, Page 542, and the property conveyed by deed of Arrie C. Keller to Paul P. Burrell dated October 9, 1964.

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