USL—FIRST MORTGAGE ON REAL ESTATE

FILED
GREENVILLE CO. S.C.

MORTGAGE

Nov 16 3 27 PM '71

State of South Carolina
COUNTY OF GREENVILLE

LIE FARNSWORTH
R.M.C.

To All Whom These Presents May Concern: RODNEY E. FROTHINGHAM, JR. & SUE C. FROTHINGHAM (hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto GREER FEDERAL SAVINGS AND LOAN ASSOCIATION, GREER, 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 Thirty-four Thousand Three Hundred and No/100-------- DOLLARS ($ 34,300.00), with interest thereon from date at the rate of seven & three-fourths per centum per annum, said principal and interest to be repaid as therein stated, 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, City of Greenville, on the Northeastern side of Seabrook Court, being a portion of Lot No. 1 on a Plat of G. B. Lee Property, recorded in Plat Book O, page 105, and having the following metes and bounds, to wit:

BEGINNING at an iron pin on the Northeastern side of Seabrook Court at the joint front corner of Lots 1 and 2 and running thence N. 49-19 E., 250 feet to a point at corner of property of Ray N. Miller, et al; thence with the line of said property. S. 32-52 E., 120 feet, more or less, to an iron pin in common line of Lots 2 and 3; thence with the line of Lot 3, S. 52-20 W., 240 feet, more or less, to an iron pin on Seabrook Court; thence with the Northeastern side of Seabrook Court, N. 32-52 W., 118.4 feet to the point and place 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.