

FILED
GREENVILLE CO. S. C.



First Mortgage on Real Estate
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GREENVILLE CO. S. C.

MORTGAGE

Oct 9 4 30 PM '72
STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
R.M.C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

-Leroy J. Howard-

(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. G., (hereinafter referred to as Mortgagee) in the sum of **Twenty-five Thousand and No/100----- DOLLARS (\$ 25,000.00**), with interest thereon at the rate of **7-3/4** 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 **fifteen (15)** 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 or parcel or lots of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of ~~xx~~ and City of Greenville, particularly described as follows:

TRACT #1: Lots 13 and 14 on a plat of property of American Bank and Trust Company recorded in Plat Book F, Page 44, and described as follows:

BEGINNING at a stake at the northern corner of Jamison Street and Anderson Road and running thence with the northwestern side of Anderson Road N 44-15 E, 100.7 ft. to a stake at corner of Lot 12; thence with the line of said lot N 53-40 W, 136.5 ft. to a stake in line of Lot 15; thence with the line of said lot S 42-43 W, 100.4 ft. to a stake on Jamison Street; then with the northeastern side of said street S 53-40 E, 113.8 ft. to the beginning corner.

TRACT #2: Lots 5 and 6 of Block J, Property of Chapin Springs Land Co., which plat is recorded in the RMC Office for Greenville County in Plat Book E, at Page 41, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the south side of Watts Avenue (formerly Lucile Avenue) at the corner of Lot 4, which point is 220 ft. from the southeast corner of the intersection of Houston Street and Watts Avenue, and running thence along the south side of Watts Avenue N 88-0 E, 100 ft. to the joint front corner of Lots 6 and 7; thence S 2-0 E, 125 ft. to the joint rear corner of Lots 5 and 6 on a 10-ft. alley; thence along the line of said alley S 88-0 W, 100 ft.; thence N 2-0 W, 125 ft. to 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.