

FIRST MORTGAGE ON REAL ESTATE

BOOK 1262 PAGE 43

FILED
GREENVILLE
MORTGAGE

Dec 28 11 45 AM '72

STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE

ELIZABETH RIDGLE
R.M.C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WILLIAM F. McCOWAN AND
MARILYN E. McCOWAN

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

WHEREAS, the Mortgagor is well and truly indebted unto LAURENS FEDERAL SAVINGS AND
LOAN ASSOCIATION, LAURENS, S. C. (hereinafter referred to as Mortgagee), as evidenced by the Mort-
gagor's promissory note of even date herewith, the terms of which are incorporated herein by reference in the

sum of TEN THOUSAND AND NO/100THS-----
DOLLARS (\$ 10,000.00), with interest thereon from date at the rate of seven and one-half
(7½ %) per centum per annum, said principal and interest to be repaid as therein stated, except that the final

payment of principal and interest shall be due on December 15, 1997, 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 furthersums 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 known and
designated as Lot No. 130, Section III, of a Subdivision known as
POINSETTIA, said subdivision being situated within the corporate limits
of the Town of Simpsonville, plat of said subdivision being recorded in
the R. M. C. Office for Greenville County, South Carolina, in Plat Book
PPP at page 141.

A more particular description of said above numbered lot may be had by
reference to said plat.

It is understood that this mortgage is junior to a mortgage given by
the mortgagors in favor of the mortgagee dated March 16, 1972, recorded
in the R. M. C. Office aforesaid in REM Volume 1226 at page 73. Further,
any default of the terms and conditions of either mortgage or notes
thereby secured shall be a default in both and payments of installments
shall be credited towards the indebtedness evidenced by all notes.

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.