

FIRST MORTGAGE ON REAL ESTATE

MORTGAGE

FILED GREENVILLE CO. S. C.

JUN 29 12 20 PM 1986

STATE OF SOUTH CAROLINA, }
COUNTY OF LAURENS }

TO ALL WHOM THESE PRESENTS MAY CONCERN: That ~~W. E.~~ Grange S. Cothran

and Lily S. Cothran, (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 Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by reference in the sum of Fifteen Thousand and no/100 DOLLARS (\$ 15,000.00), with interest thereon from date at the rate of as provided in note (%) 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 October 1, 1986, 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, City of Greenville, and being shown and designated as Lot No. Thirty-Nine (39) on plat of SHERWOOD FOREST, made by Dalton & Neves, Engineers, August, 1951, recorded in the RMC Office for Greenville County, South Carolina, in Plat Book "BB", Pages 30 and 31, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the East side of Scarlett Street at joint front corner of Lots 38 and 39 and running thence with the line of Lot 38 S. 70-28 E. 150 feet to an iron pin; thence S 12-07 E. 25 feet to an iron pin; thence, with the line of Lot 40 S. 63-33 W. 181.4 feet to an iron pin on the East side of Robinhood Road; thence with the curve of Robinhood Road (the chord being N 16-53 W. 46 feet) to an iron pin; thence still with the curve of Robinhood Road and Scarlett Street (the chord being N. 8-17 E. 50.9 feet) to an iron pin on the East side of Scarlett Street; thence with the East side of Scarlett Street N. 19-32 E. 65 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.