

S. C.
MAR 14 12 15 PM '72
OLLIE FARNSWORTH
R. M. C.

BOOK 1225 PAGE 283



First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: JO-EDD ASSOCIATES, A PARTNERSHIP,

(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 SIX THOUSAND AND NO/100----- DOLLARS (\$ 6,000.00), 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 (12) twelve 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 eastern side of Nash Street (formerly Hunt Avenue), shown as Lots Twenty-five (25) and Twenty-six (26) on a MAP OF EAST PARK PART OF BOYCE ADDITION TO GREENVILLE, S. C., recorded in the RMC Office of Greenville County, S. C., in Plat Book "A", at Page 383, and having the following metes and bounds, to wit:

BEGINNING at an iron pin on the Eastern side of Nash Street (formerly Hunt Avenue), at the Northwest corner of Lot 26 and running thence with said Nash Street S. 23-30 W. 96 feet to a point on Nash Street (formerly Hunt Avenue) at the joint front corner of Lots 24 and 25; thence running thence with Lot No. 24 in a Southeastern direction 156 feet to a point on a 10-foot alley at the joint rear corner of Lots 24 and 25; thence with 10-foot alley N. 43-15 E. 71 feet to joint rear corner of Lots 25 and 26; thence continuing with said 10-foot alley N. 12-15 E. 123 feet to point at joint rear corner of Lots 7 and 26; thence S. 72-45 W. 200 feet along rear of Lots 4, 5, 6 and 7 to a point on Nash Street (formerly Hunt Avenue), 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.