

# MORTGAGE

STATE OF SOUTH CAROLINA,  
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Samuel N. Hester, Jr., and Caroline K. Hester

(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 Twelve Thousand Three Hundred and no/100 DOLLARS (\$12,300.00), with interest thereon from date at the rate provided for in said note, said principal and interest to be repaid as therein stated, except that the final payment of principal and interest shall be due on April 1, 1985, 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 afore-said 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, and in the City of Simpsonville, and having according to a plat of the property of Cooper and Gibbs, prepared by Jones Engineering Service, August 27, 1969, and recorded in the RMC Office for Greenville County in Plat Book 4C at Page 13, the following metes and bounds, to-wit:

BEGINNING at a point on the line of the street known as Railroad, which point is 896.3 feet from Scarsdale Avenue and running thence S. 63-25 W. 175.8 feet to an iron pin; thence S. 22-02 W. 33 feet to an iron pin; thence N. 79-35 E. 230.9 feet to an iron pin on the east side of Railroad Street; thence along Railroad Street N. 27-53 W. 153 feet to a spike, the point of beginning.

The metes and bounds above are more properly shown on the certain plat prepared for Joe Loe by Jones Engineering Service dated July 17, 1973, and of record in Book 5A at Page 104 in the RMC Office for Greenville County, South Carolina.



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.

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