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BOOK 1363 PAGE 686

FIRST MORTGAGE ON REAL ESTATE

MORTGAGE
R.M.C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: We, Robert M. Culbertson ^{jr.} and

Nettie C. Culbertson (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 and No/100**-----

DOLLARS (\$ 12,000.00), 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, 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 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**, in **Kunklin Township**, and being described as follows: **BEGINNING** at the Northwest corner, and being in the center of U. S. Highway, also Robert H. Cothran corner, thence S 72-58 E 370 feet to I.P., thence S 37-22 W 232 feet to R.O., thence N 75-44 W 230 feet 4 inches to a joint in center of U. S. Highway, thence along the center of Highway N 2-10 E 236 feet 2 inches to the beginning corner containing one and one-half (1.50) acres, more or less, as per survey and plat made by J. Coke Smith & Sons, September 21, 1954, to which reference is hereby made, being bound on the North by Robert H. Cothran, on the East by Vister Cothran, on the South by Vester Cothran, and on the West by U. S. Highway. "

Reference is also made to a Plat of Survey by C. O. Riddle, Reg. L.S. 1347, dated October, 1970, entitled "Property of Robert M. Culbertson, Greenville, Co., S. C.

This being the identical property conveyed to the mortgagors by deed of Vester Cothran, recorded in the RMC Office for Greenville County in Deed Book 509, at Page 388, dated October 5, 1954.



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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