

FIRST MORTGAGE ON REAL ESTATE

FILED  
GREENVILLE, CO. S. C.

**MORTGAGE**

2:29 PM '78  
DONNIE S. TANKERSLEY  
R.H.C.

BOOK 1374 PAGE 622

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: RICHARD C. VIERTEL and JOSEPHINE

A. VIERTEL (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-----  
-----FOUR THOUSAND SIX HUNDRED FIFTY AND NO/100 -----

DOLLARS (\$ 4,650.00 ), 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  
July 1, 1981, 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, being known and designated as Lot 4 on plat of Section II, COUNTRY ESTATES, prepared by W. R. Williams, Jr., dated February 1976, and recorded in the RMC Office for Greenville County in Plat Book 5-R at page 72, and having, according to said plat the following metes and bounds, to wit:

BEGINNING at an iron pin on the Northwesterly edge of Carolina Way, which iron pin is located at the joint front corner of Lots Nos. 3 and 4 and running thence with the joint line of said lots, N. 19-33 W., 423.9 feet to an iron pin; thence S. 55-35 W., 199.9 feet to an iron pin at the joint rear corner of Lots Nos. 4 and 5; thence with the joint line of said Lots S. 24-40 E., 372.3 feet to a point on the Northwesterly edge of Carolina Way; thence with the Northerly edge of Carolina Way, N. 71-06 E., 160 feet to the beginning corner, containing, according to said plat, 1.62 acres, more or less.

This is the same property conveyed to the mortgagors herein by deed of even date herewith by Carolina Springs Golf and Country Club, Inc., to be recorded, and a portion of the same property conveyed to Carolina Springs Golf and Country Club, Inc., by Hugh B. Cooper and William M. Chamblee, Sr., by deed dated February 21, 1975, and recorded February 24, 1975, in Deed Volume 1014 at page 961.



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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