

GREENVILLE CO. S. C.

FIRST MORTGAGE ON REAL ESTATE

MORTGAGE

MORTGAGEE'S ADDRESS: 201 West Main Street, Laurens, S. C. 29360

1330 277

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: MARGARET B. GROGAN

(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto HERITAGE 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

-----EIGHT THOUSAND THREE HUNDRED & 00/100-----

DOLLARS (\$ 8,300.00), 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 4/1/89

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, on the eastern side of Crescent Circle (formerly unnamed street), running off and north of Babb Street and shown as Lot 2 on a plat of property entitled "Property of E. G. Whitmire, Jr., by C. O. Riddle, dated August 1965, and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the eastern side of said Crescent Circle, at the joint front corner of Lots 1 and 2, and running thence with the joint line of said lots, N. 85-05 E., 94 feet to an iron pin; thence along the property now or formerly of Frank Neves, N. 1-00 W., 83.6 feet to an iron pin at the joint rear corner of Lots 2 and 3; thence along the joint line of said lots, S. 89-00 W., 93.8 feet to an iron pin; thence along the eastern side of the above referred to Crescent Circle, S. 1-00 E., 90 feet to an iron pin at the point of beginning.

Being the same property conveyed to Margaret B. Grogan by deed of E. G. Whitmire, Jr., recorded November 21, 1969, in Deed Book 879, Page 651, R.M.C. Office for Greenville County.

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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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