

MORTGAGEE ADDRESS: 514 North Main Street, Simpsonville, S. C. 29681

FIRST MORTGAGE ON REAL ESTATE **MORTGAGE**  
GREENVILLE CO. S.C.

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

BOOK 1396 PAGE 475

TO ALL WHOM THESE PRESENTS MAY CONCERN: I, WILLIAM F. FINNELL AND GRACE A. FINNELL

(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 Thirty Five Thousand Two Hundred and No/100 (\$35,200.00)-----

DOLLARS (\$ 35,200.00 ), 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 August 1, 2002, 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 No. 41 according to a plat of Coachwood Forest prepared by Wolfe & Huskey, Inc., Engineers, dated January 31, 1977 and recorded in the RMC Office for Greenville County in Plat Book 5X, at page 85 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a RR spike in the center of East Georgia Road, joint front corner of Lots No. 40 and 41 and running thence with the joint line of said lots, S. 58-23 E. 346.2 feet to an iron pin; thence N. 30-11 E. 65.9 feet to an iron pin; thence N. 13-32 E. 224.6 feet to an iron pin; thence turning and running along joint line of Lots No. 41 and 42, N. 58-36 W. 366.3 feet to a RR spike in center of East Georgia Road; thence with said Road S. 13-32 W. 230 feet to the point of beginning.

This being the same property conveyed unto the Mortgagor herein by deed from Gordon E. Beason recorded December 21, 1976 in Deed Vol. 1048, at page 246.

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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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