

FILED GREENVILLE CO. S. C.



JUN 26 12 33 PM 1967

MORTGAGE

OLLIE FAULKNER
R. M. C.

First Mortgage on Real Estate

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN: We, Clarence E. Hyder, Jr. and
Carolyn J. Hyder, (hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto SECURITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, GREENVILLE, S. C., (hereinafter referred to as Mortgagee) in the sum of Fifteen Thousand, Four Hundred Fifty and No/100 -----DOLLARS (\$ 15, 450. 00), with interest thereon at the rate of six and one-half per cent per annum as evidenced by the Mortgagor's note of even date herewith payable as therein stated, or as hereafter modified by mutual agreement, in writing, the final maturity of which is 25 years after the date hereof, unless extended by mutual consent, the terms of said note and any agreement modifying it are incorporated herein by reference; and

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced or readvanced to or for the Mortgagor's account, including advances made by the Mortgagee on other or no security:

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. 16 of a subdivision known as Colonial Hills, Section 3, as shown on a plat thereof being recorded in the R. M. C. Office for Greenville County in Plat Book BBB, at Page 91, and having, according to said plat, the following metes and bounds, to-wit:

"BEGINNING at an iron pin on the eastern side of Creighton Street, joint front corner of Lots Nos. 16 and 17, and running thence with the joint line of said lots, S. 80-15 E. 160 feet to an iron pin; thence S. 9-45 W. 115 feet to an iron pin on the northern side of Heathwood Drive; thence with the northern side of said drive, N. 83-49 W. 135.5 feet to an iron pin; thence continuing with Heathwood Drive as it intersects with Creighton Street, following the curvature thereof, the chord of which is N. 35-16 W. 35.4 feet, to an iron pin on the eastern side of Creighton Street; thence with Creighton Street, N. 9-45 E. 100 feet to the point of beginning; being the same conveyed to us by J. P. Medlock by deed of even date herewith, to be recorded."

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.

See Medlock's & Assumptio's Agreement, see Rem Book 1416 pg. 450

18th Jan. 78
3:59 P 21432

FOR SATISFACTION TO THE MORTGAGEE SEE SATISFACTION BOOK *54* PAGE *536*