

MORTGAGE

DEC 22 1 33 PM '69
OLLIE FARNSWORTH
R. M. C.STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

GEORGE E. GUNTER and PAULETTE H. GUNTER

(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 and no/100 -----
DOLLARS (\$ 4,600.00), with interest thereon from date at the rate of seven and eight-tenths
(7.8 %) per centum per annum, said principal and interest to be repaid as therein stated, except that the final

payment of principal and interest shall be due on December 1, 1979, 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 furthersums 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 the Town of Simpsonville, being located on the Westerly side of U. S. Highway 276, adjoining property, now or formerly, of J. B. West and Fred L. Howard, and having according to plat prepared by W. J. Riddle, dated January, 1951, the following metes and bounds, to wit:

BEGINNING at an iron pin on the right of way of U. S. Highway 276 at joint corner of property now or formerly, of Fred L. Howard, and running thence S. 85-40 W., 335 feet across C & WC Railroad to an iron pin on the Easterly side of South Main Street; thence with said South Main Street, S. 6-10 W. 36 feet to an iron pin; thence N. 85-40 E. 61 feet to a point in center of C & WC Railroad; thence with said railroad tracks, S. 8-10 W., 67 feet; thence with property, now or formerly of J. B. West, N. 85-40 E., 292 feet to right of way of U. S. Highway 276; thence with the right of way of Highway 276; N. 2-20 W., 100 feet to the beginning corner.

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.