

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
DONNIE S. TANKERSLEY
R.H.C.

TO ALL WHOM THESE PRESENTS MAY CONCERN: RALPH M. REGNER and MARCIA M. REGNER

(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 -----
-----FORTY THOUSAND SEVEN HUNDRED FIFTY AND NO/100 -----
DOLLARS (\$40,750.00), 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

September 1, 2001, 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, City of Simpsonville, on the Northeastern side of S. Almond Drive, being known and designated as Lot No. 160, as shown on a plat entitled "Section IV POINSETTIA", dated June 18, 1971, prepared by Piedmont Engineers & Architects, recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 4-N at page 24, and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the Northeastern side of S. Almond Drive, at the joint front corner of Lots 160 and 161, and running thence with the line of Lot 161 N.60-32 E., 149 feet to an iron pin in the line of Lot No. 159, joint rear corner of Lots Nos. 160 and 161; thence with the line of Lot No. 159 N. 38-53 W., 85 feet to an iron pin, joint rear corner of Lots Nos. 82 and 159; thence with the line of Lot No. 82, N. 23-11 W., 35 feet to an iron pin in the line of Lot No. 82, joint rear corner of Lots Nos. 160 and 81; thence with the line of Lot No. 81, S. 56-55 W., 136.96 feet to an iron pin in the right of way of S. Almond Drive, joint front corner of Lots Nos. 81 and 160; thence with the right of way of S. Almond Drive, S. 28-18 E. 110 feet to the point of beginning.

Being the same property conveyed to the mortgagors herein by deed of John C. Foushee and Billie Kelly Foushee, of even date herewith to be recorded, and the same property conveyed to John C. Foushee by Builders & Developers, Inc., by deed dated May 12, 1972, recorded May 15, 1972, in Deed Volume 943 at page 332. John C. Foushee conveyed a one-half undivided interest in this property to Billie Kelly Foushee by deed dated May 12, 1972, and recorded May 15, 1972 in Deed Volume 943 at page 322.

3.16.32



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.

4328 RV-2