

MORTGAGE

BOOK 1418 PAGE 877

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

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

Forty Six Thousand, Four Hundred and No/100-----

DOLLARS (\$ 46,400.00), 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

February 1, 2008

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

ALL that certain piece, parcel or lot of land, situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Lot No. 42, according to a plat of Coachwood Forest prepared by Wolfe & Huskey, Inc., Engineers, dated January 27, 1977 and January 31, 1977 being 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 rail road spike in the center of East Georgia Road, joint front corner of Lots 41 and 42 and running thence with the joint line of said lots S. 58-36 E. 366.3 feet to an iron pin; thence N. 13-32 E. 62.5 feet to an iron pin; thence N. 16-13 E. 167.5 feet to an iron pin, joint rear corner of Lots 42 and 43; thence with joint line of said lots N. 58-36 W. 368.58 feet to a rail road spike in the center of East Georgia Road; thence with the center of said road S. 15-37 W. 169.8 feet to an old nail and cap; thence continuing with the center of East Georgia Road S. 13-32 W. 60.2 feet to the point of BEGINNING.

This being the same property conveyed to the mortgagors by deed of Gordon E. Beason dated 12-7-76 and recorded 12-21-76 in the RMC Office for Greenville County in Deed Book 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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