

GREENVILLE, CO., S. C.

APR 6 12 37 PM '71  
OLLIE FARNSWORTH  
R. M. C.

BOOK 1185 PAGE 592



First Mortgage on Real Estate

**MORTGAGE**

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN: William Faasse and Hazel D. Faasse

(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 Twenty-Two Thousand Three Hundred and No/100----- DOLLARS

(\$ 22,300.00 ), with interest thereon at the rate of seven and 1/2 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, on the northeastern side of Richbourg Road being shown and designated as Lots 7 and 7A and a portion of Lot 6 on a plat entitled Revision of Lot 7, Section 2, Heritage Hills, W. N. Leslie, owner, made by Carolina Engineering & Surveying Co., June 18, 1968, recorded in the RMC Office for Greenville County in Plat Book 4I at Page 127, and having the following metes and bounds as to Lots 7 and 7A only, to wit:

BEGINNING at a point on the northeastern side of Richbourg Road at the joint front corner of Lots 6 and 7 on the above referenced plat, and running thence with the common line of said Lots N.65-21 E. 135.8 feet to the joint rear corner of Lots 6 and 7; thence along the rear line of Lots 7 and 7A S.22-54 E. 176.5 feet to the joint rear corner of Lot 7A; thence with the line of Lot 7A S.73-40 W. 137.0 feet to Richbourg Road; thence with Richbourg Road N.22-50 W. 157.0 feet to the point of beginning.

This is the same property as that conveyed to the Grantor by deeds recorded in the RMC Office for Greenville County in Deed Book 847 at Pages 440 and 403.

ALSO, all that piece, parcel or lot of land, situate, lying and being in the County of Greenville, State of South Carolina, on the northeastern side of Richbourg Road being shown and designated as a portion of Lot 6 on a plat entitled "Survey for W. B. Keefe" made by Carolina Engineering and Surveying Company, February 28, 1969, and recorded in the RMC Office for Greenville County in Plat Book 4C at Page 173.

BEGINNING at a point on the northeastern side of Richbourg Road at the joint front corner of Lots 6 and 7 and running thence with the common line of said Lots N.65-21 E. 135.8 feet to the joint rear corner of said Lots; thence N.22-45 W. 12 feet to a point; thence S.67-10 W. 135.7 feet to a point on Richbourg Road; thence running along Richbourg Road S.22-50 E. 16.3 feet to the point of beginning.

This is the same property as that conveyed to the Grantor by deed recorded in the RMC Office for Greenville County in Deed Book 879 at Page 465.

This conveyance is made subject to protective covenants, easements and rights-of-way of record as recorded in the RMC Office for Greenville County.

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.