

FILED  
GREENVILLE CO. S. C.  
DEC 16 11 16 AM '71  
OLLIE FARNSWORTH  
R. M. C.  
MORTGAGE

BOOK 1216 PAGE 411



First Mortgage on Real Estate

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: C. RICHARD BOBEAR

(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 Thirty-Five Thousand Nine Hundred Seventy and No/100ths DOLLARS (\$ 35,970.00 ), with interest thereon at the rate of 7 3/4ths 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 southerly side of Roper Mountain Road, being known and designated as Lot No. 28 as shown on a plat of Huntington Subdivision prepared by Piedmont Engineers and Architects, and having, according to a plat entitled "Property of Lois G. Vaughn and James W. Vaughn" prepared by Piedmont Engineers and Architects and recorded in the R.M.C. Office for Greenville County in Plat Book NNN, at page 27, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southerly side of Roper Mountain Road, which iron pin is located 230 feet, more or less, in a westerly direction from the northwestern most corner of property now or formerly of Anderson and running thence S. 3-57 E. 360 feet to an iron pin; thence S. 86-03 W. 230 feet to an iron pin; thence N. 3-57 W. 360 feet to an iron pin on the southerly side of Roper Mountain Road; thence with the southerly side of Roper Mountain Road, N. 86-03 E. 230 feet to the point of beginning.

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.