FILED
GREENVILLE CO. S. C.

FIRST MORTGAGE ON REAL ESTATE

'86 30 | 59

DONNIE S. TANKERSLEY
R.H.C.

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MORTGAGE

STATE OF SOUTH CAROLINA }

COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: CLEO SMITH

(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-------

----------ELEVEN THOUSAND AND NO/100----------

DOLLARS ($11,000.00), 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

March 1, 1987, 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, near the Town of Fountain Inn, Fairview Township, County of Greenville, State of South Carolina, being known and designated as Lot No. 1, containing approximately one (1) acres according to plat made for Grantor by R. B. Bruce, dated March 5, 1960 and being more fully described in accordance with said plat, to-wit:

BEGINNING at an iron pin in the center of intersection of two unnamed County Roads and running thence along the center of unnamed County Road S. 71-20 E. 185 feet to iron pin; thence S. 19-05 W., 243.6 feet to iron pin; thence N. 71-45 W., 182.5 feet to iron pin in center of unnamed County Road; thence along the center of unnamed County Road N. 18-25 E. 245 feet to iron pin in center of intersection of said roads, being the point of beginning.

Being the same property conveyed to the mortgagor herein by deed of Maydee Smith, dated March 19, 1960, recorded April 12, 1960 in the RMC Office for Greenville County in Deed Volume 648 at page 119.

DOCUMENTARY STAMP 4.40

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.

RV.2