GREENVILLE CO. S. C.

FEB 21 3 is PM 1960

First Mortgage on Real Estate

808K 1117 PAGE 607

MORTGAGE

STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: ROY E. Scheibner

(hereinafter referred to as Mortgagor) SEND(S) GREETING:

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, at the northeastern corner of the intersection of Berryhill Road and Edwards Road, being shown and designated as Lot 1 on plat of Section 2 of Lake Forest recorded in Plat Book EE at page 71 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northeastern side of Berryhill Road at the joint front corner of Lots 1 and 2 and running thence along the northeastern side of Berryhill Road, N. 39-02 W. 120 feet to pin; thence with the curve of the intersection of Berryhill Road and Edwards Road, the chord of which is N. 2-04 E. 45.2 feet to pin on Edwards Road; thence continuing with the eastern side of said Road, N. 43-03 E. 177.4 feet to an iron pin; thence S. 52-49 E. 180 feet to pin at the rear corner of Lot 2; thence with the line of said lot, S. 50-06 W. 248.2 feet to the beginning corner.

This being the same property conveyed to the Mortgagor herein by deed of I. Harmon Henderson to be recorded herewith.

The Mortgagor agrees that after the expiration of ten years from the date hereof, the Mortgagee may at its option apply for mortgage insurance for an additional period of five years with the mortgage insurance company insuring this loan, and the Mortgagor agrees to pay to the Mortgagee as premium for such insurance one-half of one per cent of the principal balance then existing.

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.

