

GREENVILLE CO. S. C.

10 10 1977

BOOK 1259 PAGE 47

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First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA-  
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: ROYAL G. SHANNONHOUSE

(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 Twelve Thousand and No/100 DOLLARS (\$ 12,000.00 ), with interest thereon at the rate of seven & one-half 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 6 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 western side of East Meadowlark Lane being shown as Lot W31 on a plat of Whippoorwill, Section 4-W by Enwright Associates recorded in the RMC Office for Greenville County in Plat Book 4R at page 26 and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of East Meadowlark Lane at the joint front corner of Lots W30 and W31 and running thence along the western side of East Meadowlark Lane the following courses and distances: S. 15-40 E. 100 feet; S. 4-05 E. 55 feet; S. 19-05 W. 55 feet; S. 44-09 W. 63.9 feet to a point at the turn-around at the end of East Meadowlark Lane; thence with the curve of said turn-around, the chord of which is S. 87-49 W. 55.4 feet to the joint front corner of Lots W31 and W32; thence along the line of said Lots W31 and W32 N. 38-08 W. 238.6 feet to the joint rear corner of Lots W31, W32, W29 and W30; thence with the joint line of Lots W30 and W31 N. 75-39E. 231.6 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.