

REGULATION NO. 22  
COMPLIED WITH

FILED  
GREENVILLE CO. S. C.

BOOK 1235 PAGE 158



First Mortgage on Real Estate

JAN 30 1 52 PM '73  
DONNIE S. TANKERSLEY  
R.H.C.

**MORTGAGE**

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Joseph M. Adams & Judith J. Adams

(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-One Thousand Five Hundred and No/100----- DOLLARS (\$31,500.00), with interest thereon at the rate of Eight (8%) 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 30 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 being known and designated as Lot No. 22, Section II, Spring Forest Subdivision as shown on a plat thereof, which plat is of record in the Office of the RMC for Greenville County in Plat Book BB, Page 34, having according to said plat the following metes and bounds to wit:

BEGINNING at an iron pin on the northwestern side of Leacroft Drive at the joint front corners of Lots 22 and 23; running thence with the said joint lines N. 36-39 W. 140 feet to the joint rear lines of said lots; running thence along the joint rear lines of Lots 22 and 17 N. 48-55 E. 100 feet to an iron pin at the joint rear corners of Lots 21 and 22; running thence with the joint front lines S. 46-53 E. 140 feet to an iron pin on the northwestern side of Leacroft Drive at the joint front corners of Lots 21 and 22; running thence with Leacroft Drive S. 48-21 W. 115 feet and S. 53-21 W. 10 feet to the beginning point.

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.