

FILED
GREENVILLE CO. S. C.
FIRST MORTGAGE ON REAL ESTATE
MORTGAGE

BOOK 1277 PAGE 876

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: David E. Roper & Judith E. Roper

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

WHEREAS, the Mortgagor is well and truly indebted unto LAURENS 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 Sixteen Thousand One Hundred and No/100ths-----
DOLLARS (\$16,100.00), 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

May 1, 1998

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, Town of Simpsonville, on the western side of Abbotsford Drive, shown as Lot #3 in a Plat of Beltingham, Section One, recorded in the R.M.C. Office of Greenville County in Plat Book 4 H, at Page 22, being described as follows:

BEGINNING at an iron pin on the western side of Abbotsford Drive and running thence along the line of Lot 4, N 82-48 W 150 feet to an iron pin; thence S 7-12 W 80 feet to an iron pin at the corner of Lot 2; thence along the line of Lot 2, S 82-48 E 150 feet to an iron pin on the western side of Abbotsford Drive; thence along Abbotsford Drive N 7-12 E 80 feet to the point of BEGINNING."

This being the same property conveyed to mortgagors by deed of Wade H. Stephens, Jr., as Trustee to be recorded herewith.

The within conveyance is subject to all rights-of-way, easements and protective covenants appearing on the public records of Greenville County, South Carolina.

S. C. Doc Stamps Affixed
to Note of this Mtg.
David E. Roper, See
Sworn to before me this
17 day of July, 1993
[Signature]
Notary Public for S. C.

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.