

FIRST MORTGAGE ON REAL ESTATE

FILED
GREENVILLE CO. S. C.
MORTGAGESEP 22 2 56 PM '95
OLLIE FARNSWORTH
R. H. C.STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

JAMES C. ARNESON and JEANNE S. ARNESON

(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 TWENTY-EIGHT THOUSAND AND NO/100ths-----
DOLLARS (\$28,000.00), 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

October 1, 1995, 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, being known and designated as Lot No. 127, Section II of Subdivision known as Poinsettia, said Subdivision being situated within the corporate limits of the Town of Simpsonville, plat of said Subdivision being recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book PPP at page 141, reference to which is expressly craved for a more detailed description.

ALSO: All that certain piece, parcel or strip of land known and designated as a 5 foot strip of land of Lot No. 126 of Poinsettia Subdivision, Section III, a plat of which Subdivision being recorded in Plat Book PPP at page 141, and having the following metes and bounds:

BEGINNING at an iron pin on the South side of Poinsettia Extension at the joint front corner of Lots Nos. 126 and 127 and running thence with the South side of said Poinsettia Extension, S. 76-43 W. 5 feet to a point; thence on a new line through lot No. 126, S. 10-41 E. 140 feet, more or less to a point on the line of Lot No. 126, N. 37-40 E. 5 feet to an iron pin at the joint corner of Lots 126 and 127; thence with the line of Lot No. 127, N. 10-41 W. 130 feet to the beginning corner.

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.