

FIRST MORTGAGE ON REAL ESTATE

FILED
GREENVILLE CO. S. C.
APR 19 2 25 PM '72
MORTGAGE
OLLIN FARNSWORTH
R. H. C.

BOOK 1230 PAGE 55

STATE OF SOUTH CAROLINA,
COUNTY OF Greenville

TO ALL WHOM THESE PRESENTS MAY CONCERN: I, Larry J. Moore,

(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 **Seventeen Thousand Two Hundred and No/100 DOLLARS (\$ 17,200.00)**, 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

August 1, 1997 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, Dunklin Township, on the southern side of Lickville Road, containing 2.77 acres, more or less, and having the following metes and bounds, according to a Plat of "Lot of land to be conveyed to Larry J. Moore from Mrs. Essie G. Moore," surveyed March 9, 1972, by F.E. Ragsdale, RLS and recorded in the RMC Office for Greenville County in Plat Book 49 at page 35;

Beginning at a nail and cap in the center of Lickville Road N. 82-11 W. 817.3 feet from the center of the intersection of said Lickville Road and S.C. Hwy. No. 247, and running thence S. 11-00 E. 400 feet to an iron pin; thence S. 79-00 W. 300 feet to an iron pin; thence N. 10-55 W. 400 feet to a nail and cap in the center of Lickville Road; thence along the center of said road N. 77-23 E. 150 feet to a nail and cap; thence continuing along the center of said Road N. 80-41 E. 150 feet to the beginning corner.

This property is subject to existing easements, restrictions and rights-of-way upon or affecting said property. "

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.