

GREENVILLE CO. S. C.

OCT 24 9 05 AM '72

ELIZABETH RIDDLE
R.M.C.

LEATHERWOOD, WALKER, TODD & MAN

BOOK 1254 PAGE 183



First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: Robert Earl Mahaffey and
Doris M. Mahaffey

(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 Nine Thousand Two Hundred and No/100ths-----DOLLARS

(\$ 9,200.00), with interest thereon at the rate of eight 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 15 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 eastern side of Standing Springs Road and being a portion of the property shown on plat of property of Othella H. Thornton recorded in the RMC Office for Greenville County in Plat Book FF at Page 179, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin in the center of Standing Springs Road, joint corner of the property of the grantor and property now or formerly of Payne and running along the Payne line, S. 86.14 E. 89.4 feet to a point; thence with the line now or formerly of the grantor and property now or formerly of Puckett Bros., Inc., S. 25-15 E. 337 feet to a point; thence S. 83-36 W. 213.7 feet to a point in Standing Springs Road; thence along said Road, N. 18-18 W. 97 feet to a point in the center of said Road; thence with the center of said Road, N. 2.01 E. 242.4 feet to the point of beginning.

This is the same property conveyed to the mortgagor herein by deed recorded in the RMC Office for Greenville County in Mortgage Book 871 Page 28.

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.