

FIRST MORTGAGE ON REAL ESTATE

FILED
GREENVILLE CO. S. C.
MORTGAGE
SEP 27 4 12 PM '77
DONNIE S. TANKERSLEY
R.M.C.

BOOK 1411 PAGE 240

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Guy A. Porter and Joellen G. Porter

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

WHEREAS, the Mortgagor is well and truly indebted unto HERITAGE 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 Thirty-five Thousand and No/100

DOLLARS (\$35,000.00---), 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 December 1, 2002, 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

ALL that certain piece, parcel or lot of land, with improvements thereon or hereafter constructed thereon, situate, lying and being on the western side of Carolina Way near the City of Fountain Inn, in the County of Greenville, State of South Carolina and known and designated as Lot No. 92 on plat of Country Estates, Section II, recorded in the R.M.C. Office for Greenville County in Plat Book 5R at Page 72 and according to said plat, has the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of Carolina Way at the joint corner of Lots Nos. 92 and 91 and running thence with the line of Lot 91, S. 59-50 W., 180 feet to an iron pin; thence N. 14-29 W., 312 feet to an iron pin on the southern side of a proposed road; thence with the southern side of said proposed road, N. 76-22 E., 135 feet to an iron pin at the intersection with Carolina Way; thence with the curve of said intersection, S. 58-37 E., 35.35 feet to an iron pin on the western side of Carolina Way; thence with said Carolina Way, S. 13-37 E., 66.9 feet, S. 16-01 E., 85 feet and S. 22-54 E., 85 feet to an iron pin, the point of beginning.

This is the same property conveyed to the Mortgagors herein by deed of Carolina Springs Golf and Country Club, Inc. recorded in the R.M.C. Office for Greenville County in Deed Book 1058 at Page 714 on the 16th day of June, 1977.

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WITNESSES
DONNIE S. TANKERSLEY
R.M.C.

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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.

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