

JUN 2 12 23 PM '75

FIRST MORTGAGE ON REAL ESTATE

MORTGAGE

BOOK 1340 PAGE 559

STATE OF SOUTH CAROLINA, }  
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN: Charles S. Cox, Jr. and

Faye E. Cox (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-Nine Thousand Six Hundred and No/100----- DOLLARS (\$ 29,600. ), 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

June 1, 2005, 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, containing 7.4 acres, more or less, most of which is shown and delineated on a plat thereof by Carolina Surveying Co., dated May 17, 1975, to be recorded simultaneously herewith, said plat being entitled "Survey - Charles K. Chandler and Joan B. Chandler," in Plat Book 1019, at Page 131, reference unto which will show the following courses and distances, to-wit: COMMENCING at an iron pin in the center of Berry Road at the joint line of Jenkins property; thence S. 40-16 E. 311.5 feet to an iron pin; thence S. 65-08 W. 962.7 feet to an iron pin; thence N. 30-20 W. 260.0 feet to an iron pin; thence S. 68-30 W. 124 feet to an iron pin; thence N. 50-24 W. 109.2 feet; thence N. 68-30 E. 1080.7 feet to the point of beginning.

Said tract being the seven acres as shown on the aforementioned plat together with an additional 18.1 feet along the southern line running parallel to the southern line from the center of Berry Road to the back side of the property, both tracts taken together constituting 7.4 acres, more or less."

This conveyance is made subject to any and all restrictions or easements that may appear of record, on the recorded plat or on the premises.

This being the identical property conveyed to mortgagors by deed of Charles K. Chandler and Joan B. Chandler to be recorded simultaneously herewith.



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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