

FIRST MORTGAGE ON REAL ESTATE

MORTGAGE

STATE OF SOUTH CAROLINA, }
COUNTY OF Greenville, }

TO ALL WHOM THESE PRESENTS MAY CONCERN: I, John A. Todd,

(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 - - - - - FIVE THOUSAND AND no/100 - - - - - DOLLARS (\$ 5000.00), with interest thereon from date at the rate of - - Six - - (6 %) per centum per annum, said principal and interest to be repaid as therein stated, 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, Austin Township, located on the South side of Jones Avenue in the Town of Simpsonville, bounded on the East, South and West by lands of A. M. Hughes, Jr. and more particularly described as follows:

Beginning at an iron pin on the South side of Jones Avenue at a point approximately 180 feet West from corner of lot formerly owned by Miss Mamie Barton, and running thence along line of lot known as Hamby House lot and perpendicular to Jones Avenue S. 9-30 E 140 feet to iron pin; thence by new line S. 80-30 W 80 feet to iron pin; thence N-9-30 W. 140 feet to iron pin on South side of Jones Avenue; thence along Jones Avenue 80-30 E 80 feet to the beginning corner and being a part of the second lot as described in deed made to A. M. Hughes, Jr. by Mrs. Ella Jones on January 16, 1946, recorded in Greenville County R. M. C. Office in Volume 285 at Page 321."

This being the identical land conveyed to the mortgagor by A. M. Hughes, Jr. by deed dated January 31, 1953 and recorded simultaneously with this mortgage in the office of the R. M. C. for Greenville County.

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.

In Satisfaction of R. M. C. M. Book 856 Page 484.

*3rd May 54
Alice Tomlinson
AP 12*