

FIRST MORTGAGE ON REAL ESTATE



BOOK 1182 PAGE 647

STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: James Ward

(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 Six Thousand and No/100 (\$6,000.00) DOLLARS (\$ 6,000.00), 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

March 1, 1991

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 2.71 acres according to a survey of a portion of the property of W. W. Scott, prepared by John C. Smith, Engineer, October 27, 1967, and having the following metes and bounds to-wit:

BEGINNING; at an iron pin in West Chapman Road, and running thence along Southern Estate S. 20-33 E. 441.3 feet to an iron pin; thence continuing with Southern Estate S. 63-43 W. 165 feet to an iron pin; and running thence along Scott land, N. 52-27 W. 200 feet to an iron pin; thence continuing with Scott land N. 55-37 W. 171 feet to an iron pin; and running thence N. 03-36 W. 75.4 feet to an iron pin in the center of West Chapman Road; thence with the center of West Chapman Road, N. 56-58 E. 355.6 feet to an iron pin, the point of beginning.

This being a portion of the property conveyed to W. W. Scott by deed recorded in Deed Book 253, at Page 394

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.