

FIRST MORTGAGE ON REAL ESTATE

MORTGAGE

STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN: **I, Charles F. Hazel**

(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 **FIFTY ONE HUNDRED FIFTY AND No/100** - - - - -

DOLLARS (\$5150.00), 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**, all that certain piece, parcel or lot of land in Austin Township, Greenville County, State of South Carolina, and in the town of Mauldin, and more fully described as follows:

BEGINNING at an iron pin 496.8 feet east, of the C & W C Railroad and same distance from joint corner of property of Jim Willis Whitt and Mauldin High School property and running thence N. 24-06 W. 301.5 feet to an iron pin on an unnamed street; thence along the southern side of said unnamed street, N. 60-15 E. 80 feet to an iron pin to corner of property heretofore sold by grantor to Ben Adams; thence along line of Ben Adams property, S. 24-06 E. 301.5 feet to an iron pin on line of Mauldin High School property; thence along line of Mauldin School property, S. 60-15 W. 80 feet to the beginning corner, and being a portion of the property conveyed to me by Jesse A. Fowler by his deed dated September 25, 1944, and recorded in the R.M.C. Office for the County and State aforesaid in Vol. 268 at page 143.

This being the identical property conveyed to mortgagor by Jim W. Whitt by deed dated January 18, 1952, and recorded simultaneously with this mortgage.

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.

200 150