

FIRST MORTGAGE ON REAL ESTATE

MORTGAGE

STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: I, F. W. Chasteen,

(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 Three Hundred Fifty Two and 31/100 DOLLARS (\$ 352.31), with interest thereon from date at the rate of Five (5 %) 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, containing 72.5 acres, more or less, and being designated as tract No. 1 of a survey of lands of the Estate of W. V. Davenport, made by J. Mac Richardson, Surveyor, dated December, 1947; Commencing at a stone corner which marks the intersection of Tracts Nos. 1, 2 and 3 and running thence S. 55-45 W., for 3537.6 feet to a point on a branch line; thence N. 1-15 W. for 656 feet; thence N. 25-45 E., for 537 feet; thence N. 84-30 W., for 101 feet; thence S. 51-30 W., for 293 feet; thence N. 85-15 W., for 182 feet; thence N. 30-35 W., for 241 feet to a stake on edge of the old Augusta Road; thence N. 56-30 E., for 2310 feet to a stake; thence S. 41-30 E., for 264 feet; thence N. 55-30 E., for 670 feet to a stone; thence 35-45 E., for 850.1 feet to the point of beginning. Said lands bounded on the Northwest by branch and on the Northeast and Southeast by other lands of said estate;"

This being the identical land conveyed to mortgagor by W.D. Ridgeway by deed dated June 29, 1948 and recorded in the Office of the Register of Mesne Conveyances from Greenville County.

It is mutually understood and agreed that this mortgage shall constitute a junior lien upon said premises, being subject to that given the Laurens Federal Savings and Loan Association on the 21st day of May 1951 and recorded in the Office of the Register of Mesne Conveyances for Greenville County in Vol. 500 at page 312.

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.

Handwritten signatures and notes at the bottom of the page.