

1207

FIRST MORTGAGE ON REAL ESTATE

MORTGAGE

STATE OF SOUTH CAROLINA,
COUNTY OF **Greenville** }

TO ALL WHOM THESE PRESENTS MAY CONCERN: We, Manley L. Waldrop and

Mary G. Waldrop (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 - - - - Two Hundred Sixty One and 25/100 - - - - - DOLLARS (\$261.25), 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**, being in **Fairview Township, located on the East side of County Road 3 miles West from the Town of Simpsonville, adjoining lands of James L. Garrett and being further described as follows:**

Beginning at a point in the center of County Road, a distance of approximately 600 feet from intersection of County Road with Neely Ferry Road, and running thence in a Northeasterly direction 209 feet to a stake; thence in a Northwesterly direction 209 feet to stake; thence in a Southwesterly direction 209 feet to a point in center of road; thence along center of road 200 feet to beginning corner, and containing an acre, more or less and being a portion of the same lands conveyed to James L. Garrett by W. T. Jones by deed dated December 9, 1913 and recorded in Vol. 87, page 363, R.M.C. office for Greenville County."

This being the identical land conveyed to the mortgagors by James L. Garrett by deed dated February 16, 1953 and recorded in the Office of the R. M. C. for Greenville County in Deed Book 272, page 299.

This mortgage being subject and subordinate to that given the mortgagee herein on the 5th day of February 1953 and recorded in the Office of the R. M. C. for Greenville County in Vol. 556 page 84.

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.