

FIRST MORTGAGE ON REAL ESTATE

MORTGAGE

STATE OF SOUTH CAROLINA, }
COUNTY OF Greenville }

TO ALL WHOM THESE PRESENTS MAY CONCERN: I, Hubert Pitts,

(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 - - - SEVENTY-FIVE HUNDRED AND no/100 - - - - - DOLLARS (\$ 7500.00), 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:

containing 27.2 acres, more or less
"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, being shown as all of Tract 2 on plat entitled "Property of Robert Farrow", prepared by C. C. Jones, Civil Engineer, in August 1952, and having according to said plat the following metes and bounds, to-wit: BEGINNING at an iron pin in the center of the unnamed County Road leading to Fountain Inn, which point is the Southeast corner of Tract 1; thence S. 1-45 W. 900 feet, more or less, to an iron pin; thence S. 70-00 W. 1188.5 feet, more or less, to an iron pin in the center of Rabur's Creek; thence along the center of said creek (the traverse course being N 19-30 E) 297 feet, more or less, to a point in the center of said creek; thence continuing along the center of said creek (the traverse course being N. 39-30 W.) 296 feet, more or less, to a point in the center of the bridge across said creek; thence along the center of said unnamed County Road the following courses and distances: N. 70-44 E. 106 feet to an iron pin; thence N. 56-16 E. 600 feet to an iron pin; thence N. 59-46 E. 300 feet to an iron pin; thence N. 63-06 E. 600 feet to an iron pin; thence N. 61-50 E. 220.9 feet to an iron pin, the point of beginning."

This being the identical property conveyed to the mortgagor by Robert L. Farrow by deed dated October 22, 1952 and recorded in the office of the R. M. C. for Greenville County in Deed Book 466, Page 177.

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.

For Satisfaction of R. M. C. Book 574 Page 166

RECORDED AND INDEXED IN RECORDS
F. M. C. FOR GREENVILLE COUNTY, S. C.
RECORDED IN BOOK 574 PAGE 166