

FIRST MORTGAGE ON REAL ESTATE

MORTGAGE

STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: WE, ROBERT H. DEAN

and ETTA G. DEAN

(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 . . . . . TWELVE THOUSAND AND NO/100. . . . . DOLLARS (\$ 12,000.00 ), 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, Fairview Township, and containing, according to a plat and survey made by Lewis C. Godsey, Surveyor, No. 1442, May, 25, 1943, 14.34 acres, more or less, and having according to said plat the following courses and distances, to-wit: BEGINNING at a point in the center of the Putman Road, formerly known as Babbtown Road, joint corner with other land of the Grantor, running thence N. 73.43 E., crossing an iron pin in the edge of said road a distance of 28.4 feet from the center of same, a total distance of 403.5 feet to an iron pin; thence N. 34-52 E. 187.9 feet to an iron pin; thence N. 59-09 E. 59.5 feet to a stake near a black gum; thence S. 89-14 W. 69.5 feet to an iron pin on line of land of Clement L. McEachern; thence N. 52-25 E. 278.4 feet to an iron pin, marked corner of two fences; thence S. 80-32 E. 414.4 feet to an iron pin; thence S. 22-00 W. 895.3 feet to an iron pin; thence S. 81-25 W. 576.7 feet to a point in the center of the Putman Road; thence with the center of said road N. 21-10 W. 555.4 feet to the point of beginning, and bounded by other land of the Grantor (Anna C. White) which is a small tract of 1.34 acres, more or less, lands of Clement L. McEachern, H. A. Rodgers, V. M. Babb, Putman lands and Putman Road."

This being the identical land conveyed to the mortgagors by Anna C. White by deed of the 6th. day of June 1953 and recorded in the Office of the R. M.C. 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.