

FIRST MORTGAGE ON REAL ESTATE

**MORTGAGE**

STATE OF SOUTH CAROLINA

COUNTY OF Greenville.

TO ALL WHOM THESE PRESENTS MAY CONCERN: We, David Garrett, Blake  
Garrett, and George Wenck

(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 Mort-  
gagor's promissory note of even date herewith, the terms of which are incorporated herein by reference in the  
sum of-----NINE THOUSAND FIVE HUNDRED AND NO/100-----

DOLLARS (\$ 9500.00 ), 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, bar-  
gained, sold and released, and by these presents does grant, bargain, sell and release unto the Mortgagee, its suc-  
cessors 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,  
in the Town of Fountain Inn, on the East side of South Main Street  
(U.S. Highway No. 276), and being described according to a plat made by  
W. J. Riddle, Surveyor, dated April 18, 1935, and according to a more  
recent plat prepared by Piedmont Engineering Service, Greenville, S. C.,  
dated January 2, 1951, entitled "Property of Fairview Mills, Inc.,  
Fountain Inn, S. C.", being known and designated as Lot No. 2 and a  
10-foot strip adjoining Lot No. 2 and being described in the aggregate  
according to said plats by metes and bounds as follows:

BEGINNING at an iron pin on the Eastern side of U. S. Highway No. 276 at  
the joint front corner of Lots Nos. 2 and 3 and running thence along the  
common line of said Lots N. 52-00 E. 130.7 feet to an iron pin; thence  
along the common line of Lots Nos. 2 and 13 and beyond N. 38-00 W.  
75 feet to an iron pin; thence S. 52-00 W. 130.7 feet to an iron pin on  
the Eastern side of U. S. Highway No. 276; thence along the Eastern  
side of U. S. Highway No. 276 S. 38-00 E. 75 feet to an iron pin, the  
beginning corner.

This is the identical land conveyed to the mortgagors by Victor J.  
James, et. al., by deed of even date.

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.