

MORTGAGE

STATE OF SOUTH CAROLINA, }
 COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN: I, Jeff R. Richardson

(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 Thousand and No/100**-----

DOLLARS (\$ 3,000.00), 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, in Austin Township, known and designated as a part of the subdivision known as Hunters Acres. A plat for which was made by W. J. Riddle in May 1952 and is recorded in the R. M. C. Office for Greenville County in Deed Book BB, page 41. This lot, more fully described as Number 78, is located on the South side of Benson Street beginning at an iron pin located on the South Side of Benson Street 520 feet West of the intersection of Benson and Maple Street Extension. Lot Number 78 is 80 feet wide facing Benson Street on the North, bordering Lots No. 79, 80, and 81, 342' 9", on the West by branch, 87' 5" and on the South by lot No. 77, 299' 6" East.

This being the identical land conveyed to the Mortgagor by Geneva Gladys Teague by deed dated June 20, 1955, and recorded in the R. M. C. Office for Greenville County in Book 528, page 333.

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.