

MORTGAGE

BOOK 1367 PAGE 41

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: We, F. H. Eskew and Florence J. Eskew,

----- (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 Two Hundred Fifty and no/100 (\$3,250.00)** -----

DOLLARS (\$3,250.00), with interest thereon from date at the rate provided for in said note, said principal and interest to be repaid as therein stated, except that the final payment of principal and interest shall be due on **April 1, 1980**

, 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**, Shown and designated as **Lot No. 5** on plat made by **B. M. Smith** and recorded in **Plat Book 00** at **Page 179**, recorded on the **12th day of December, 1958**, in the **R.M.C. Office of Greenville County** further described as follows: containing approximately **1.1 acres, more or less**, and beginning at a pin in the center of **State Highway S-52 or Holland Ford Road, Northwest 69-25** for **152.3 feet** to a pin, thence **Northeast 48-05** for **274.0 feet** to an old rock, thence **Southeast 41-30** for **156.3 feet** to an old pen, thence **30.0 feet** to the center of **Highway S-52 or Holland Ford Road**, thence **Southwest 20-35** for **153.65 feet** to the beginning point, and being bounded on the North by lands now or formerly of **Pelzer Mills**.

This is the same property conveyed to **F. H. Eskew, Jr. and Florence Eskew** by deed of **W. L. Woodson**, dated **October 18, 1961**, recorded in **Deed Book 684**, at **Page 273**, in the **Office of the R. M. C. for Greenville County, South Carolina**, as corrected by deed of **F. H. Eskew, Jr. and Florence Eskew** to **W. L. Woodson** dated **June 29, 1962**, recorded in **Deed Book 701**, at **Page 168**, in the **Office of the R.M.C. for Greenville County, South Carolina**.

The above described property was conveyed to **F. H. Eskew, Jr. and Florence J. Eskew** by the aforesaid deed "for and during their joint lives and upon the death of either of them, then to the survivors of them, his or her heirs and assigns forever, in fee simple, together with every contingent remainder and right of reversion."

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.

