

FIRST MORTGAGE ON REAL ESTATE

MORTGAGE

STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE.

FILED
GREENVILLE CO. S.C.
MAY 6 11 17 AM '49

TO ALL WHOM THESE PRESENTS MAY CONCERN: We, Fred C. Boggs and

Janie H. Boggs, (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 -----Thirty-nine Hundred and no/100----- DOLLARS (\$3900.00), 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, Town of Fountain Inn, on the Southeasterly side of Sixth Street and having the following courses and distances as shown on survey of same made by E. E. Gary, Surveyor, in July, 1948: Commencing at a point on the line of Luke Hamby and Mortgagor thence N. 52-57 E. a distance of 68 feet to a point; thence S. 40 1/2 E. a distance of 162 feet to a point; thence S. 52-57 W., a distance of 68 feet to a point; thence N. 40 1/2 W. a distance of 162 feet to the point of beginning. Said lot bounded on the Northeast by lands of Mrs. Willie E. Case; on the Southeast by lands of Woodside Mills; on the Southwest by lands of Like Hamby and on the Northwest by Sixth Street."

This being the identical land conveyed to Mortgagor by deed dated May 5, 1949 and being recorded 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.

See satisfaction of this mortgage in Book 810 Page 280

John H. ...
11:39 AM 11/20