

FIRST MORTGAGE ON REAL ESTATE

FILED
GREENVILLE CO. S. C.

MORTGAGE

JUN 6 9 21 AM 1952

STATE OF SOUTH CAROLINA,
COUNTY OF Greenville,

TO ALL WHOM THESE PRESENTS MAY CONCERN: I, J. E. Herndon, Sr.,

LILLIE FARNSWORTH

(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 EIGHT THOUSAND AND no/100 - - - - - DOLLARS (\$ 8000.00), 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 in the town of Fountain Inn on the Northeast side of the Extension of Weston Street with the following metes and bounds, to-wit: Beginning at an iron pin on the Northeast side of Extension of Weston Street and in the Northwestern edge of a twenty foot street, said twenty foot street leading from said Extension of Weston Street to other property of the Grantor and forming a boundary between the property being conveyed herein and the property of Mrs. Zula H. West, running thence along the Northwestern edge of said twenty foot Street N. 34-40 E. 150 feet to an iron pin, joint corner with other lands of the Grantor; thence N. 35-11 W. 160 feet to an iron pin; thence N. 50-59 W. 80 feet to an iron pin, joint corner with other lands of the Grantor; thence along line of other lands of the Grantor S. 34-40 W. 150 feet to an iron pin on Weston Street Extension; thence with said street S. 50-59 E. 80 feet to an iron pin; thence continuing with said street S. 35-11 E. 160 feet to an iron pin, the point of beginning.

The within premises being composed of Lots Nos. 1, 2, and 3 as shown on a plat of property of Grantor, Babe Gault, prepared by W. J. Riddle, Surveyor on December 21, 1950, reference to said plat is made for a better description, bounded by other property of the Grantor, Weston Street Extension and a twenty-foot street which separates said premises from that of Mrs. Zula H. West.

This being the identical land conveyed to the mortgagor by J. B. (Babe) Gault by deed dated January 2, 1951, and recorded in the office of the R. M. C. for Greenville County.

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 also...