

FIRST MORTGAGE ON REAL ESTATE

MORTGAGE

STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN: I, Lawrence E. Garrett,

(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 - - - FORTY-EIGHT HUNDRED AND no/100 - - - - - DOLLARS (\$ 4800.00), 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 just outside the corporate limits of the Town of Fountain Inn and on the South side of the Fairview Road, with the following metes and bounds, according to a plat prepared by W. J. Riddle, Surveyor, dated February 28, 1952, to-wit: BEGINNING at an iron pin in the edge of said Fairview Road, joint front corner with lot of John Templeton and running thence with the Templeton line S. 32-00 E. 215.8 feet to an iron pin; thence S. 31-38 E 189.2 feet to a stone; thence S. 56-49 W. 104.6 feet to an iron pin, joint back corner with other property of the Grantor; thence N. 31-49 W. 407.8 feet to an iron pin, joint front corner with other property of Grantor, in the edge of said Fairview Road; thence with the edge of said Fairview Road N. 58-00 E. 104.6 feet to an iron pin, the point of beginning. Designated as Lot No. 1 on said plat and containing 0.98 acres, more or less.

Bounded by Fairview Road on the North, John Templeton on the East also lands of Mrs. Flora Templeton, on the South by lands of the said Flora Templeton and on the West by other land of the Grantor.

The within premises being a portion of the land conveyed to E. R. Bradley by deeds of J. H. Nelson. Said deeds bearing dates of September 8, 1898 and February 16, 1907 and being of record in the Office of the R.M.C. for Greenville County, S. C., in Deed Book GGG, Page 281 and Book 115, page 186, respectively.

This being a portion of the property inherited by Grantor from brother the said E. R. Bradley who died intestate in the County of Greenville on or about July 30, 1950."

This being the identical land conveyed to the mortgagor by Mary E. Howard by deed dated July 14, 1952, and recorded simultaneously with this mortgage in the office of 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.