

BOOK 653 PAGE 213

FIRST MORTGAGE ON REAL ESTATE

MORTGAGE

STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: I, Clifton L. Calvert

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

DOLLARS (\$ **4,000.00**), 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 **Fairview Township**, and having the following metes and bounds:

Beginning at a stake in line of Sprouse property and running thence N. $44\frac{1}{2}$ E. 14 more or less, to a stake; thence North 29.75 E. 8 more or less to a stake; thence North 49.5 E. 10.10 to a point in center of branch; thence South 34.5 W. 5.5 to a stake; thence South $3\frac{1}{4}$ W. 13.74 to a stone; thence South $87\frac{1}{4}$ W. 16.32 to a tree in the line of the property of Mrs. Sprouse; thence North 2 E. 21.20 with line of Mrs. Sprouse to the point of beginning and containing 33.26 acres, more or less. This is known as Tract No. 3 of the Janet Stenhouse property.

This being the identical land conveyed to the Mortgagor by deed of James David Woodside dated December 10, 1943 and recorded in the R. M. C. Office for Greenville County in Vol. 259, page 3.

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.

For satisfaction to this mortgage see R. M. C. Office Page 357

SATISFIED AND CANCELLED BY RECORDER
5 DAY OF *April* 1944
Allen J. ...
R. M. C. FOR GREENVILLE COUNTY, S. C.
BY *A. C. O'GLUCK* R. M. NO. *213*