

FIRST MORTGAGE ON REAL ESTATE

MORTGAGE

STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: **We, D. C. Boyce and
Kathleen R. Boyce**

(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 Five Hundred and No/100-----**

DOLLARS (\$ **3,500.00**), 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 **Dunklin Township**, containing **32 1/2 acres more or less on the Dunklin Bridge Road, joining lands now or formerly of Mrs. S. A. Ramsey Estate, Mary D. Latimer, W. D. Ridgeway and others and about 23 or 24 miles from the City of Greenville near Lebanon Church. BEGINNING on a post oak in the cemetery of said Lebanon Church; thence S. 57 3/4 E. 20.18 chains to post oak stump thence N. 39 1/2 E. 3.37 chains to stake; thence N. 4 1/4 W. 32 1/2 chains to stake; thence S. 73 3/8 W. 1.63 chains to Red Oak stump; thence S. 31 3/4 W. 26 1/2 chains to the beginning corner in cemetery, less 14.44 acres which property was conveyed by W. D. Ridgeway to W. M. Caldwell on February 19, 1918 and recorded in the R. M. C. Office for Greenville County in Deed Book 42 at Page 338.**

This being the identical land conveyed to the mortgagors by deed of A. L. Thompson dated November 25, 1955 and recorded in the R. M. C. Office for Greenville County in Deed Book 539, page 517.

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.