

FIRST MORTGAGE ON REAL ESTATE

MORTGAGE

FILED
APR 24 1951 AM



BOOK 711 PAGE 325

Mrs. Olive Farnsworth
R.M.C.

STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN: We, James L. Marler and Frances

T. Marler (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 **Fifty-nine Hundred and No/100** -----

DOLLARS (\$ 5900.00), 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 the Town of Fountain Inn and having the following metes and bounds: BEGINNING at a point on the westside of Church Street, which point is South 37-33 East 82 feet from the Southwest corner of the intersection of Church and Sixth Streets and running thence along the Westside of Church Street South 37-33 East 75 feet to pin at corner of Woodside Mill Park; thence with line of last mentioned property South 48-3/4 West 141 feet; thence North 40-1/4 West 80 feet to corner of lot conveyed to Rbby C. Hendricks; thence with line of her lot North 52-55 East 139 feet, more or less, to the beginning point.

This is the identical land conveyed to mortgagors by deed dated February 18, 1949.

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 mnnr; 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.

[Handwritten signatures and notary text at the bottom of the page, including the name 'Mrs. Olive Farnsworth' and other illegible text.]