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BOOK 779 PAGE 145

FIRST MORTGAGE ON REAL ESTATE

MORTGAGE

STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, **Edgar W. Teasley** (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 Ten Thousand, Eight Hundred and No/100

DOLLARS (\$10,800.00), 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 furthersums 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, on the Westerly side of Fleetwood Drive, near the City of Greenville, shown as Lot # 45 on plat of Magnolia Acres and recorded in the R. M. C. Office for said County in Plat Book GG at page 133, and described as follows: BEGINNING at an iron pin on the Westerly side of Fleetwood Drive at a point 142 feet North of the Northerly corner of the intersection of Fleetwood Drive and Cool Brook Drive, said pin being the joint corner of Lots 45 and 46, and running thence along the joint line of said Lots North 79-15 West 128 feet to an iron pin, common corner of Lots 45, 46 and 47, thence with the line of Lot 47 North 00-15 East 101.7 feet to an iron pin, joint rear corner of Lots 45 and 44, thence with the joint line of said lots North 83-33 East 145.6 feet to an iron pin on the Westerly side of Fleetwood Drive, thence with the Westerly side of Fleetwood Drive South 10-09 West 100 feet to the beginning.

The foregoing land was conveyed to mortgagor by deed of Waco F. Childers, Jr., et al., to be recorded.

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 see R. E. M. Book 791 Page 369

*26 May 59
Ollie Farnsworth
1151 n. 31280*