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FIRST MORTGAGE ON REAL ESTATE

MORTGAGE



STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: We, Douglas W. Clem and Vivian

Mrs. Ollie Ramswood

Clem,

R. M. C. (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 Eighty-two Hundred, Thirteen and 07/100

DOLLARS (\$ 8213.07), with interest thereon from date at the rate of six and one-half (6 1/2 %) 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, Oaklawn Township, about fifteen miles South of Greenville on Hollanf Ford Road between Ware Place and Cooley Bridge Road, being Lot 2 on plat by B. M. Smith, Surveyor, December 10, 1958, and recorded in the R. M. C. Office for said County in Plat Book OO at page 179 and described as follows: BEGINNING at point in center of said road, same as State Highway No. 52, South, joint front corner of Tracts 1 and 2, thence North 72-18 West 610.9 feet to iron pin on line of proerty now or formerly of Mrs. Wilson, joint rear corner of Tracts 1 and 2, thence North 48-05 East 240 feet to iron pin, joint corner of Tracts 2 and 3, thence South 66-05 East 499.7 feet to point in center of said road, joint front corner of Tracts 2 and 3, thence South 20-35 West 150 feet to the beginning.

The foregoing lot was conveyed to mortgagors by deed of C. W. Owens, of even date, 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.