

FIRST MORTGAGE ON REAL ESTATE

MORTGAGE (SEE FAIRVIEW TOWNSHIP R.M.C.)

STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: I, Willis E. Case,

(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 **Twenty Thousand and No/100**

DOLLARS (\$ 20,000.00), with interest thereon from date at the rate of **Six and three-fourths**

(6 3/4 %) per centum per annum, said principal and interest to be repaid as therein stated, except that the final

payment of principal and interest shall be due on January 1, 1988, 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, in Fairview Township and just outside the corporate limits of the Town of Fountain Inn, being known and designated as Lot No. 1 on a plat of the property of W. Shell Thackston made by W. J. Riddle, Surveyor, on March 29, 1946, with the following metes and bounds, according to said plat, to-wit: Beginning at an iron pin, joint corner with Lot No. 2 of said survey, said lot now owned by Ben Garrett, and on line of other land of Thackston, running thence with line of land of Thackston N. 42-20 W. 267 feet to point in the center of the Jones Mill Road; thence along the center of said road S. 17-30 W. 254 feet to a point in said road where Thackston Street enters; thence S. 42-20 E. 139 feet along the center of said Thackston Street to a point; thence N. 47-40 E. along line of Lot No. 2, 220 feet to an iron pin, the point of beginning, and bounded by Lot No. 2, other lands of Thackston, Jones Mill Road and Thackston Street.

The above plat being recorded in Plat Bobk B, at page 131, R. M. C. Office for Greenville County, South Carolina.

ALSO:

All that piece, parcel or lot of land lying, being and situate in the County and State aforesaid, Fairview Township, Town of Fountain Inn with the following metes and bounds, to-wit: Beginning at a point in the center of Jones Mill Road, corner with lot of Willis E. Case, running thence with said road N. 17-30 E. 175 feet to New Street; thence with said New Street S. 39-45 E. 337 Feet to a stake on said street; thence S. 47-40 W. 139 feet to an iron pin, back joint corner with lot of Willis E. Case; thence with joint line of lot of Willis E. Case N. 42-20 W. 267 feet to the beginning corner, and bounded by other lands of Willis E. Case and W. Shell Thackston and Ada L. Thackston, New Street and the Jones Mill Road.

(The New Street above referred to is a street which has just been opened through the Thackston property. Said street running from Jones Mill Road to Hellams Street and running almost parallel with Thackston Street."

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.