

538 326

FIRST MORTGAGE ON REAL ESTATE

MORTGAGE

STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE.

TO ALL WHOM THESE PRESENTS MAY CONCERN: **We, Blake P. Garrett and**

D. H. Garrett

(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-TWO THOUSAND FIVE HUNDRED AND NO/100---**

DOLLARS (\$ 22,500.00), 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, Fairview Township, Town of Fountain Inn, on the West side of Main Street, with the following metes and bounds, to wit: Beginning at a stone on Main Street and running thence with said Street N. 38 W. 3.17; thence S. 52 W. 6.95; thence S. 5 3/4 E. 3.75 to stone corner; thence N. 52 E. 8.98 to point of beginning, and bounded by Main Street on the East; lands of the Edwards Brothers on the South; B. G. Gault on the West; the lot described below and lot of J. A. Barry on the North, and containing two and one-half acres, more or less."

-ALSO-

"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, Fairview Township, Town of Fountain Inn, and having the following metes and bounds according to a survey and plat made by E. E. Garey on August 12, 1946, to wit: Beginning at an iron pin in line of Cannon property which pin is S. 38 3/4 E. 6.23 chains from a public street leading from C. & W. C. Railroad to the sawmill, and running thence with line of Cannon property S. 38 3/4 E. 1.07 chains to iron pin; thence N. 52 1/2 E. 6.38 chains to iron pin in center of C. & W. C. Railroad track; thence along center of railroad track N. 41 1/4 W. 2.43 chains, more or less, to iron pin; thence S. 40 1/2 W. 6.40 chains to the beginning corner."

This being the identical land conveyed to the mortgagors by J. C. Sims by deed dated September 20, 1952, and recorded in the R. M. C. office for Greenville County in Deed Book 464, Page 308, except that a lot of 60 feet by 180 feet was heretofore conveyed to Tom Williams.

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.

In Satisfaction see R. M. C. Book 464 Page 308

Blake P. Garrett
D. H. Garrett
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