

FIRST MORTGAGE ON REAL ESTATE

MORTGAGE

FILED
MAR 7 1957 A.M.



BOOK 707 PAGE 59

Mrs. Ollie Farnsworth
R. M. C.

STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN: I, T. M. Bruce -----

(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 Thirteen Thousand, Two Hundred, Seventy-three and 14/100 ----- DOLLARS (\$ 13, 273. 14 --), 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 County, Austin Township, located on the East side of Dalewood Drive North of the Town of Simpsonville, being known and designated as Lots Nos. 42 and 43 on plat of property of D. L. Bramlett, Subdivision known as "Dalewood Heights", plat thereof made by C. O. Riddle, Surveyor in February 1953, and recorded in the Greenville County R. M. C. Office in Plat Book "KK" at page 5, this said plat being a part of lands as shown on a larger plat of property of Mrs. Rosa J. Bramlett, recorded in Plat Book "f" at page 278 in the Greenville County R. M. C. Office, said lots 42 and 43 being more fully described as follows: BEGINNING at an iron pin on the East side of Dalewood Drive at corner of lot No. 41, and running thence North 42-43 East 145.2 feet to an iron pin, corner of lots 41, 42, 39 and 44; thence along line of lot No. 44, North 32-51 West a total of 233.2 feet to an iron pin on Dalewood Drive; thence along South side of Dalewood Drive South 42-43 West 210 feet to an iron pin in corner of street; thence along East side of Dalewood Drive South 49-00 East a total of 226 feet to the beginning corner.

The foregoing lots were conveyed to mortgagor by deed of D. L. Bramlett, Jr. and Elizabeth B. Hughes, Executors of the Estate of D. L. Bramlett, dated August 6, 1956, recorded in the Office aforesaid in Vol. 559 at page 157.

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 O. S. M. Book 707 Page 90

*Ollie Farnsworth
MAR 7 1957*