

FIRST MORTGAGE ON REAL ESTATE

MORTGAGE

FILED

MAY 28 1957 A.M.



Mrs. Ollie Farnsworth
R. M. C.

714 359

STATE OF SOUTH CAROLINA,)
COUNTY OF GREENVILLE)

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, **Clarence A. Weber** ----- (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 **Fourteen Thousand and No/100** -----

DOLLARS (\$ **14000.00**), 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**, in **Austin Township**, about two and one-half miles **East** of **Simpsonville** and being shown as 20 acres on plat entitled property of **H. V. Balcombe** by **C. O. Riddle**, Surveyor, October, 1954, and lying on the **Eastern** side of a road formerly a county road, now a South Carolina State Highway and according to the above plat having the following metes and bounds: **BEGINNING** at the center of the State Highway at the joint front line of property owned by **Claude Brown** and running thence **South 2-30 West 466** feet to a point in the center of said road; thence **North 86 West 89.5** feet to a point in a stream; thence along said stream as a line by a traverse line **South 32 West 130** feet to a point in center of stream; thence continuing along stream as a line by a traverse line **South 32 East 55.5** feet to a point in center of stream; thence continuing along stream as a line by a traverse line **South 9-14 West 100** feet to a point at above named stream's intersection with a creek; thence **North 76-30 West 85.6** feet to an iron pin; thence **South 82-30 West 124'** to an iron pin at the joint corners of property owned by **Claude Hamby** and **Charles King**; thence along the **King** line **North 11-5 West 217.6** feet to an iron pin; thence continuing along **King** line **North 70-45 West 1187.5** feet to an iron pin; thence along line of property now or formerly owned by **H. V. Balcombe** **North 54-7 East 596** feet to an iron pin; thence **North 81-30 East 645** feet to an iron pin; thence **South 58-30 East 290** feet; thence **South 47-20 East 267.5** feet to the beginning point.

The foregoing land was conveyed to mortgagor by deed of **Charles Van Leeuwen**, June 22, 1956, recorded in the **R. M. C.** office for **Greenville** County in Deed Book 555 at page 540.

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.

Handwritten notes and signatures at the bottom of the page, including a signature that appears to read "Mrs. Ollie Farnsworth" and some illegible scribbles.