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OLLIE FARNSWORTH
R. M. C.

FIRST MORTGAGE ON REAL ESTATE

MORTGAGE

BOOK 1144 PAGE 273

STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

LOUISE C. BRAGG (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 -----TWO THOUSAND EIGHT HUNDRED and NO/100----- DOLLARS (\$ 2,800.00), with interest thereon from date at the rate of seven and eight-tenths (7.8%) 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 December 10, 1989, 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, situate, lying and being on the northerly side of Georgia Road, County of Greenville, and being known and designated as the "Bobby C. Hipps Lot" containing one acre, more or less, prepared by H. S. Brockman, dated April 23, 1958, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point in the northerly edge of Georgia Road at corner of property now or formerly owned by B. P. Hipps and running thence along Georgia Road S. 54-00 W., 208 feet to a point in corner of property now or formerly owned by Douglas B. Miller, Jr.; thence along said Miller line, N. 32-00 W., 269.5 feet to a point; thence N. 54-00 E., 115.8 feet to a point in line of property now or formerly owned by B. P. Hipps; thence with said Hipps line, S. 51-15 E., 278.3 feet to a point in the northerly edge of Georgia Road, the beginning corner.

IT IS UNDERSTOOD AND AGREED that the lien of this mortgage is junior and subordinate to the lien of a mortgage in favor of Laurens Federal Savings and Loan Association dated August 18, 1969, in the original amount of \$6,950.00, recorded in the RMC Office for Greenville County in REM Volume 1134 at Page 645.

FURTHER, that any default in the term, conditions or covenants of either mortgage or notes thereby secured shall be credited towards the indebtedness evidenced by all notes.

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.