

MORTGAGE

FILED BOOK 1152 PAGE 684
GREENVILLE CO. S. C.

APR 17 10 45 AM '70

OLLIE FARNSWORTH
R. H. C.

STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

CHARLES W. NEWTON and MARGARET C. NEWTON,

(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 and no/100 ----- DOLLARS (\$ 22,000.00), with interest thereon from date at the rate provided for in said note, said principal and interest to be repaid as therein stated, except that the final payment of principal and interest shall be due on

May 1, 1995, 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, on the Northerly side of Georgia Road, and being shown as 13.1 acres, on plat entitled "Survey for Charles W. Newton", prepared by Carolina Engineering & Surveying Company, dated April 3, 1970, and having the following metes and bounds, to wit:

BEGINNING at a point in the center of Georgia Road, which point is located S. 19-10 E., 25 feet from iron pin on Northerly edge of said road and running thence N. 19-10 W., 640 feet to old iron pin; thence N. 55-0 E., 660.8 feet to old iron pin; thence S. 62-0 E., 235 feet to point at joint rear corner of 8.7 acre tract as shown on said plat; thence with the line of said 8.7 acre tract S. 2-11 W., 898.7 feet to point in center of Georgia Road, passing over iron pin 23.9 feet back on line; thence with center of Georgia Road S. 89-25 W., 160 feet to point; thence continuing with the center line of Georgia Road, N. 87-0 W., 150 feet to a point; thence continuing with the center line of Georgia Road, N.83-33 W., 200 feet to the beginning corner.

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.