

FIRST MORTGAGE ON REAL ESTATE

MORTGAGE

STATE OF SOUTH CAROLINA, }
COUNTY OF GREENVILLE. }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, Harry Lee Jones, (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 -----Forty-one Hundred Twenty-five and no/100----- DOLLARS (\$ 4125.00 ), 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, in or near the corporate limits of the Town of Fountain Inn on the southside of the Georgia or Unity Church Road, with the following metes and bounds, to-wit: Beginning at an iron pin in the southern edge of said road, joint front corner with lot of P. B. Henry, running thence with line of P. B. Henry Lot S. 32 1/4 E., 123 feet to right of way of C&WC Railroad and being back joint corner with lot of the said P. B. Henry; thence with the C&WC Railroad right of way S. 89 E., 57 feet to a stake; thence N. 57-3/4 E., 35 feet to a stake, thence N. 32 1/4 W., 150 feet to an iron pin in edge of Unity road; thence with said road S. 57-3/4 W., 80 feet to an iron pin, the point of beginning, and bounded by said Unity or Georgia Road, Lot of P. B. Henry, C&WC Railroad right of way and lands of B. P. Garrett."

This being the identical lot conveyed to mortgagor by B. P. Garrett by deed dated July 6, 1950 and recorded simultaneously with this mortgage.

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.