

FIRST MORTGAGE ON REAL ESTATE

FILED
GREENVILLE CO., S.C.**MORTGAGE**STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE

AUG 6 4 03 PM 1954

ELLIE FANSHAW
R.H.O.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WILLIAM H. PEDEN

(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 **Thirty Five Hundred & 00/100**-----

DOLLARS (**\$3500.00**), 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**, State of South Carolina, about three miles west of the Town of Fountain Inn, South Carolina, and being a portion of a larger tract of land conveyed to Studie H. Peden by F. S. Peden by deed dated September 16, 1941 recorded in Deed Book 237, at Page 372. The property here conveyed begins at an iron pin on the Southern side of a paved road at corner of L. R. Peden Estate lands and runs thence along that road S 55-00E. 494 feet to a pin on other lands of the said Studie H. Peden; thence along her lands S 20-15 W 406 feet to corner on pine; thence N. 68-15 W. 165 feet to a stake; thence N. 48-07 W. 404 feet to a rock on L.R. Peden's Estate lands; thence along line of Peden lands N. 30-00E. 381 feet to the beginning corner, and containing 4.9 acres, and being more particularly described by a plat of survey made by J.R. Crawford, Surveyor, April 11, 1951, which plat is recorded in the Office of **Mass. Conveyances for Greenville County in Plat Book AA, At Page 41.**

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.