

FIRST MORTGAGE ON REAL ESTATE

MORTGAGE

STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, **Elsie Duncan,** (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 -----Forth-three Hundred and no/100-----
DOLLARS (\$4300.00), 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, lying about one half mile north from the Town of Simpsonville, in the Simpsonville School District, lying on the Southwest side of the surface treated road that leads from Simpsonville to the Jonesville School and being all of lots 3, 4 and 5 as shown on a plat of property made for S. T. Holland by J. A. Bruce, Surveyor, dated October 14, 1949, recorded in Plat book "W" page 103 in the R. M. C. Office for Greenville County and more fully described as follows: Beginning at an iron pin at intersection of dirt road with surface treated road and running thence along westside of surface treated road N. 48-26 W., 428 feet to iron pin, corner of lands of S. T. Holland; thence along Holland line S. 41-05 W., 231 feet to iron pin; thence S. 36-20 E., 165 feet to iron pin, corner with lot No. 8; thence along back line of lots 8, 7 and 6, N. 41-34 E., 192.8 feet to iron pin; thence along side line of Lot No. 6, S. 48-26 E., 233 feet to iron pin on road; thence along road N. 66-44 E., 81 feet to the beginning corner."

This being the identical land conveyed to mortgagor by H. W. Abbott by deed dated June 21, 1951 and recorded in the office of Register of Mesne Conveyances for Greenville County in Deed book 437, page 47.

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.