

FIRST MORTGAGE ON REAL ESTATE

**MORTGAGE**

STATE OF SOUTH CAROLINA,  
COUNTY OF Greenville }

TO ALL WHOM THESE PRESENTS MAY CONCERN: I, James L. Snow,

(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 SIXTY-FIVE HUNDRED AND no/100 - - - - - DOLLARS (\$ 6500.00 ), 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, located about two miles east of Simpsonville, bounded on the North by lands of J. T. Hipps, on the East by W. M. Fowler, on the South by Durbin Creek and on the West by W. C. Cook (formerly the T. R. Smith tract), and more particularly described as follows:-

BEGINNING at an iron pin, J. T. Hipps' corner and W. M. Fowler line and running thence along Hipps line N 83-30 W 5.83 ch. to a stake; Thence N 77 W 5.82 to a stake; Thence S 88 W 1.63 to stake; Thence N 64-45 W 4.30 to iron pin at branch - W. C. Cook's line; Thence along Cook's line (branch the line) S 20-15 W 6.75 to corner on W/S of branch; The continuing along branch S 11 E 12.65 to corner on E/S of branch; Thence still down branch S 12 W 6.00 to a point in center of Durbin Creek at mouth of branch; Thence down Durbin Creek as the line S 56-30 E 3.40 to bend; Thence S 82 E 5.90 to point in mouth of branch; Thence on down creek S 63-45 E 2.87 to point in center of creek (pin on north bank, W. M. Fowler's corner; Thence along the Fowler line N 16-20 W 25.27 to the beginning corner containing 37.60 acres of land more or less according to plat of survey made by W. J. Riddle on Sept. 12, 1933 and being all of the identical tract of land conveyed to me by M. P. Brown by deed dated Dec. 30, 1933 and recorded in the Greenville County R. M. C. Office in Vol. 176 at page 3.

This being the identical land conveyed to the mortgagor by James Murphy Gwinn by deed dated July 13, 1945 and recorded in the Office of the RMC for Greenville County in Deed Book 278, Page 383.

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.