

FIRST MORTGAGE ON REAL ESTATE

MORTGAGE

STATE OF SOUTH CAROLINA,
COUNTY OF Greenville

TO ALL WHOM THESE PRESENTS MAY CONCERN: I, Claude Crenshaw,

(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 ONE THOUSAND AND no/100 DOLLARS (\$ 1000.00), 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, on the South side of Eighth Street in Section No. 5 of Judson Mills Village, being known and designated as Lot No. 3, as shown on a plat of Section No. 5 of Judson Mills Village, made by Dalton & Neves, Engineers, in February, 1940, which plat is recorded in the R. M. C. Office for Greenville County in Plat Book K, at pages 33 and 34, and having, according to said plat, the following metes and bounds, to-wit:-

BEGINNING at an iron pin on the South side of Eighth Street, 106 feet West of the Southwest corner of the intersection of Eighth Street and Hawkins Avenue, joint front corner of Lots Nos. 3 and 4; and running thence with Eighth Street S. 88-03 W. 81 feet to an iron pin, joint front corner of Lots Nos. 2 and 3; thence with the line of Lot No. 2, S. 1-55 E. 150 feet to an iron pin; thence N. 88-03 E. 81 feet to an iron pin, joint rear corner of Lots Nos. 3 and 4; thence with the line of Lot No. 4 N. 1-55 W. 150 feet to the beginning corner.

This being the identical land conveyed to the mortgager by Essie K. Crenshaw by deed dated October 3, 1944, and recorded in the Office of R. M. C. for Greenville County in Deed Book 268, Page 19.

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.