

FIRST MORTGAGE ON REAL ESTATE

MORTGAGE

STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN: I, James V. Pruitt and Imogene K. Pruitt,

(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 - - - - EIGHTEEN HUNDRED AND no/100 - - - - - DOLLARS (\$ 1800.00), 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, Dunklin Township, on Pinson Road beginning at iron pin N57-15E, 396 feet to iron pin; thence N25-35W, 262 feet 3 inches, thence N40-25W, 342 feet to iron pin, thence N3-50W, 365 feet to iron pin, thence N41-45W, 102 feet 1 inch to iron pin, thence N11-30E, 236 feet and 4 inches to iron pin, thence N23-30W 375 feet and 1 inch to iron pin; thence S73W 105 feet to iron pin; thence N81-35W 190 feet to iron pin; thence N61-5W 81 feet and 2 inches to iron pin; thence N12-30W 176 feet and 9 inches to iron pin; thence N57-40W 177 feet and 2 inches to an iron pin on West side of branch; thence S33W 81 feet to stone; thence N26W 331 feet and 3 inches to stone; thence S69-55W 343 feet to iron pin; thence S17E 650 feet and 1 inch to iron pin on West side of branch; thence S24-40W 257 feet and 5 inches, branch the line; thence S58-24E 127 feet and 4 inches to stone; thence S58-24E 870 feet to iron pin; thence S39-49E 462 feet to iron pin; thence S32E 429 feet to beginning corner. This property is bounded on the North by W. C. Brooks; on the West by C. A. Kirby, on the South by Boniface land and Perry Breazeal; and on the East by D. R. Walls and J. H. Davis. This tract contains 27.8 acres, more or less."

This being the identical land conveyed to the mortgagor by C. A. Kirby by deed dated November 17, 1951, and recorded in the office of the R. M. C. for Greenville County in Deed Book 446, Page 108.

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.

In satisfaction of R.M.C. Book 121 Page 46

RECORDED AND CANCELLED OF RECORD
OCT 14 1951
GREENVILLE COUNTY, S. C.