

FIRST MORTGAGE ON REAL ESTATE

MORTGAGESTATE OF SOUTH CAROLINA,
COUNTY OF **Greenville**TO ALL WHOM THESE PRESENTS MAY CONCERN: **We, William T. Higgs and
Clara K. Higgs,**

(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 - - - - **TWENTY-EIGHT HUNDRED SEVENTY-FIVE AND no/100** - - - - - DOLLARS (\$ **2875.00**), 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**, located about **one half mile North from the Town of Simpsonville, in the Simpsonville School District, lying on the North side of a surface treated road that leads from Simpsonville by the Jonesville School, being all of Lots No. 1 and 2 on a plat of property made for S. T. Holland by J. Q. Bruce, Surveyor, dated October 14, 1949, recorded in the Greenville County R. M. C. Office in Plat Book W, at Page 103, and having the following metes and bounds:**

BEGINNING on a stake on the Northern edge of said road, the Southern-most corner of Lot No. 2 and running thence N. 42.11 E. 185 feet to the center of a branch (stake on the South side of branch); thence up and with the meanders of said branch as the line N. 52.10 W. 158 feet to a pond; thence up branch N. 83.45 W. 113 feet to a stake; thence S. 35.38 W. 171 feet to a stake on the Northern edge of said road; thence with the road S. 52.10 E. 100 feet, S. 56.24 E. 71 feet, and S. 85.41 E. 78 feet to the beginning corner."

This being the identical land conveyed to the mortgagors by Frank Abercrombie and Clarice Abercrombie by deed of even date and recorded in the office of the R. M. C. for Greenville County simultaneously with this mortgage.

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.