

FIRST MORTGAGE ON REAL ESTATE

MORTGAGE

STATE OF SOUTH CAROLINA, }
COUNTY OF Greenville }

TO ALL WHOM THESE PRESENTS MAY CONCERN: I, Kathryn DeBard,

(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 - - - FORTY-FIVE HUNDRED AND no/100 - - - DOLLARS (\$ 4500.00), 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 the town of Fountain Inn, S. C., on the Northwest side of Cemetary Street being the Lot known and designated as Lot A on a plat prepared by W. M. Nash, Surveyor, December 29, 1939, and having the following metes and bounds, to-wit:

Beginning at an iron pin on the Northwest side of Cemetary Street, joint corner of Lots A and B, and running thence N 16-23 W. along said Gray Property N. 64 1/2 E. 71 feet to an iron pin, corner of McKelvey Property; thence along line of McKelvey property S. 12 1/2 E. 160.6 feet to an iron pin, being the Northwest side of Cemetary Street; thence along the Northwest side of said Street S. 78-05 W. 62.3 feet to the point of beginning.*

This being the identical land conveyed to S. C. DeBard by Mazie D. Welborn by deed of record in Book 272, Page 112. The said S. C. DeBard died intestate on November 22, 1952 and J. E. DeBard and Mazie D. Welborn, his only brother and sister, conveyed their one-half undivided interest to the mortgagor, the widow of said S. C. DeBard, by deed of record in Book 469, Page 49, both recorded in the R. M. C. Office for Greenville County.

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.

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D. W. J. JAMES
RECORDING OFFICE
GREENVILLE COUNTY, S. C.

State of South Carolina Mortgage Satisfaction. I, Kathryn DeBard, of the County of Laurens, South Carolina, do hereby certify that the mortgage herein described was secured, in consideration of the payment of same (receipt whereof is hereby acknowledged) and I hereby declare the same satisfied and lien of said mortgage discharged. In witness whereof, Laurens Federal Savings and Loan Association has caused these presents to be signed by its duly authorized officer, this 20th day of January, 1954.