

FIRST MORTGAGE ON REAL ESTATE

MORTGAGESTATE OF SOUTH CAROLINA, }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN: I, Morris F. Smith

(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-FIVE HUNDRED AND NO/100-----
DOLLARS (\$ 2500.00), 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 on the North-West side of the Neely-Ferry Road, adjoining lands of Furman Brashier, Fred Howard et. al, containing 3.80 acres more or less, according to a survey and plat made by E.E. Gary, Surveyor, March 14, 1949, and having .. according to said plat the following metes and bounds, to-wit:

BEGINNING at a point on the North-West side of the Neely-Ferry road, joint corner with Furman Brashier, and running thence along Brashier line and a power line as the line, N. $60\frac{1}{2}$ W. 9.95 chains to a Power post on a gully; thence along gully S. $34\frac{3}{4}$ W. 4.13 chains to an iron pin in center of gully; thence S. $60\frac{1}{2}$ E. 9.94 chains to the center of Culvert on west side of Neely-Ferry road; thence along west side of Neely-Ferry road N. $33\frac{3}{4}$ E. 4.30 chains to the beginning corner, and being the same tract conveyed to Margaret S. Stokes by Fred L. Howard by deed dated March 17, 1949 and recorded in Vol. 381, page 283, 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.