

BOOK 586 PAGE 114
FIRST MORTGAGE ON REAL ESTATE

GREENVILLE CO. S. C.

FEB 9 11 48 AM 1954

MORTGAGE

STATE OF SOUTH CAROLINA, OLLIE FARNSWORTH
COUNTY OF GREENVILLE, R. M. C.

TO ALL WHOM THESE PRESENTS MAY CONCERN: I, James L. Forrester

(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 -----FOUR THOUSAND TWO HUNDRED FIFTY AND NO/100----- DOLLARS (\$ 4250.00), 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, Fairview Township and having the following metes and bounds to-wit: Beginning at a iron pin on the west side of Babb Town Road and running S. 11-45 E. for a distance of 115 feet to an iron pin; thence turning and running S. 76-15 W. for a distance of 226 feet to a iron pin; thence turning and running end 12-30 W. for a distance of 44 feet to a iron pin; thence turning and running S. 76-15 W. for a distance of 95 feet to iron pin; thence turning and running end 12-30 W. for a distance of 62 feet to a iron pin; thence turning and running end 75-30 E. for a distance of 310 feet to a iron pin being the point of beginning. Said property containing 7 acres and being bound on the North by Babb Town Road and on the East and South by property of the Father of the Grantee and on the West by the property of Furman Lee Weathers, according to a plat made of the above described property."

This being the identical land conveyed to the mortgagor by Blake P. Garrett by deed dated January 23, 1954, and recorded 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.