

FIRST MORTGAGE ON REAL ESTATE

MORTGAGE

STATE OF SOUTH CAROLINA,
COUNTY OF Greenville.

TO ALL WHOM THESE PRESENTS MAY CONCERN: We, James R. Taylor and Dorothy S. Taylor,

(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 -----FIVE THOUSAND AND NO/100-----

DOLLARS (\$ 5000.00), 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 Fairview Township, and being more particularly described to wit: Beginning at an iron pin on the east side of a County Road being joint corner of the property of the grantor and C. A. Parson, and running N 83-10 E for a distance of 376 feet to an iron pin; thence turning and running S 2-49 W for a distance of 118 feet to an iron pin; thence turning and running S 83-10 W for a distance of 376 feet to an iron pin being on the edge of said County Road; thence continuing in the same direction to the center of said road for a distance of 26.5 feet; thence turning and running N.2-29 E for a distance of 118 feet along the center of said road; thence turning and running N 83-10 E. for a distance of 26.5 feet to an iron pin being the point of beginning. Said property being bound on the north by property of C. A. Parson, on the east and south by property of the grantor and on the west by said County Road. Said property being more fully shown on a plat made by C. O. Riddle, Reg. land surveyor on Feb. 4, 1954 for Frank Smith and to be recorded in the R. M. C. Office of 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.