

FIRST MORTGAGE ON REAL ESTATE

MORTGAGESTATE OF SOUTH CAROLINA, }
COUNTY OF Greenville. }

TO ALL WHOM THESE PRESENTS MAY CONCERN: I, Clarence Clinkscales,

(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 NINETY-THREE AND 76/100**----- DOLLARS (\$ 2893.76), 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, approximately 2 1/4 miles Northwest of Fountain Inn, with the following metes and bounds, according to a plat prepared by Lewis C. Godsey, April 5, 1954, to-wit: Beginning at a point in the center of a County Dirt Road, corner with Lot No 1; running thence with the joint line of Lot No. 1 N. 16-30 W. across an iron pin in edge of said road, said pin being a distance of 20 feet from center of said road, a total distance of 585.2 feet to an iron pin on line of Gault property; thence with line of Gault N. 64-34 W. 105 feet to an iron pin, joint back corner with Lot No. 2 A on said Gault line; thence with joint line of Lot No. 2 A.S. 13-55 E. 478.7 feet to an iron pin; thence continuing with joint line of said Lot No. 2 AS. 16-30 E. 210 feet, crossing iron pin in edge of said road, to the center of said road thence N. 55-17 E. 105 feet to the point of beginning, and containing 1.5 acres, more or less. The within premises being designated as Lot No. 2 on said plat."

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.