

BOOK 731 PAGE 288

FIRST MORTGAGE ON REAL ESTATE

MORTGAGE

FILED
NOV 30 1957 A.M.



Mrs. Ollie Farnsworth
R. M. C.

STATE OF SOUTH CAROLINA,)
COUNTY OF GREENVILLE)

TO ALL WHOM THESE PRESENTS MAY CONCERN: James Peden and Cardyn L. Peden

(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 **Sixty-one Hundred, Seventy and 46/100** -----
DOLLARS (\$ **170.46**), 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 **Austin Township**, known as **lot nineteen (19), Hunters Acres, near Simpsonville**, and according to plat entitled **Map of Hunters Acres by C. O. Riddle, Surveyor, May, 1956**, it has the following courses and distances: **BEGINNING** at a point on the South side of Florence Drive at the joint fronts corners of lots number 19 and 20 and running along Florence Drive North 58-41 East 80 feet to an iron pin; thence along the joint line of lots number 18 and 19 South 31-26 East 186 feet to an iron pin; thence South 52-13 West 80.4 feet to an iron pin; thence North 31-26 West 195 feet to the beginning point.

The foregoing land was conveyed to mortgagors by deed of Simpsonville Lumber & Supply Company, Inc., October 9, 1957 and recorded in the **R. M. C.** Office for Greenville County in Deed Book 586 at page 212.

Reference is made to a mortgage from James Peden and Carolyn L. Peden to Laurens Federal Savings and Loan Association, October 9, 1957, and recorded in the R. M. C. Office aforesaid in Mortgage Book 728 at page 84 wherein the above described lot was erroneously designated as lot number seventeen (17) of the above described Subdivision and this ~~error~~ was made for the purpose of correcting the record.

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.

SATISFIED AND CANCELLED OF RECORD

20 DAY OF November 1957

Ollie Farnsworth

R. M. C. FOR GREENVILLE COUNTY, S. C.

AT 11:30 O'CLOCK A. M. NO. 12152

*For satisfaction to this mortgage
see R. E. M. Book 1173 page 346.*