

FIRST MORTGAGE ON REAL ESTATE

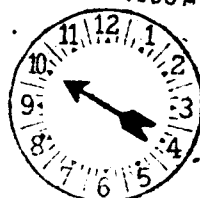
MORTGAGE

FILED

DEC 18 1958 A.M.

BOOK

769 PAGE 309



Mrs. Ollie Farnsworth
R. M. C.

STATE OF SOUTH CAROLINA, }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, **Jack B. Runyan**, (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 furthersums 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, near the corporate limits of Simpsonville, on Cox Street, known as part of lot # 1, all of lot # 2 and part of lot # 3 on plat by W. J. Riddle, March 1923, and recorded in the R. M. C. Office in Plat Book G at page 99, and described as follows: BE-GINNING at an iron pin on the Northern side of Cox Street, said iron pin being 12 feet from the front dividing line of lot # 1 and 2 as shown on said plat and running thence North 15-30 West 383 feet, more or less, to a point on a branch, thence running in a Westward direction along the center course of said branch, a distance of 120 feet to a point in said branch, being 12 feet from the dividing line of lot # 3 and 4; thence South 15-30 East in a straight line parallel to the line dividing lot 3 and 4 as shown on said plat for 362 feet to a point on Cox Street; thence South 86-45 East 48 feet along Cox Street; thence North 88-45 East 60 feet along Cox Street; thence North 76 East 12 feet to the beginning point; bounded by the major portion of lot # 1 on the East, by a branch on the north, by a small portion of lot # 3 on the West, by Cox Street on the South.

The foregoing land was conveyed to mortgagor by deed of Leola Cox, of even date with this mortgage, to be recorded.

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.

For Satisfaction see R. E. M. Book 1097 Page 330.

11 JULY 1958
Ollie Farnsworth
2:58 P.M. 958