

FIRST MORTGAGE ON REAL ESTATE

FILED

JUN 29 1961 A.M.

BOOK 861 PAGE 517

MORTGAGE



STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Mrs. Ollie Farnsworth

R. M. C.

I, William H. 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 Fifty-five Hundred, Eighteen and 44/100

DOLLARS (\$ 5518.44), with interest thereon from date at the rate of six and one-half ($6\frac{1}{2}$ %) 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, South Carolina, about 3 miles West of Fountain Inn, being a portion of a larger tract of land conveyed to Sudie H. Peden by F. S. Peden by deed of September 16, 1941, recorded in Deed Book 237 at page 372. The property herein conveyed begins at iron pin on Southern side of paved road at corner of L. R. Peden Estate, running thence along that road South 55 East 494 feet to pin on lands of said Sudie H. Peden, thence along her lands South 20115 West 406 feet to corner on pine, thence North 68-15 West 165 feet to stake, thence North 48-07 West 404 feet to rock on L. R. Peden's Estate lands, thence along line of Peden lands North 30 East 381 feet to the beginning, and containing 4.9 acres and described on plat by J. R. Crawford, Surveyor, April 11, 1951, recorded in the R. M. C. Office for said County in Plat Book AA at page 41.

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.