

MAY 15 1 34 PM '69

FIRST MORTGAGE ON REAL ESTATE

OLLIE FARNSWORTH R.M.C. MORTGAGE

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN: John M. Forrester

(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 Thousand and No/100 DOLLARS (\$ 20,000.00), with interest thereon from date at the rate ~~3%~~ as provided in Note (%) per centum per annum, said principal and interest to be repaid as therein stated; except that the final

payment of principal and interest shall be due on July 15, 1994, 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, near the Town of Mauldin, on the Western side of Forrester Drive and shown as 1.70 acres on a plat of property of J. M. Forrester by C. O. Riddle, dated March 10, 1969, recorded in the R.M.C. Office for Greenville County in Plat Book 46, at Page 25, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Western side of Forrester Drive, joint corner of property of Mrs. I. H. Forrester, known as Tract No. 1 on a plat of the division of the property of I. H. Forrester and running thence along the Western side of Forrester Drive, S. 2-45 E., 206.7 ft. to an iron pin, joint corner of other property of Herbert H. Forrester; thence along said property, N. 88-17 W., 368.1 ft. to an iron pin; thence N. 3-29 W., 195.2 ft. to an iron pin on the line of Tract No. 1; thence along said line, N. 89-55 E., 370 Ft. to an iron pin at the point of beginning.

This is a portion of Tract No. 2 of the Isaac H. Forrester Estate, which was conveyed to Herbert H. Forrester by deed recorded in the R.M.C. Office for Greenville County in Deed Book 853, Page 329. And the identical property conveyed to John M. Forrester by deed of Herbert H. Forrester, dated May 2, 1969, to be recorded simultaneously herewith.

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.