

FILED
GREENVILLE CO. S. C.

FIRST MORTGAGE ON REAL ESTATE

MORTGAGE

STATE OF SOUTH CAROLINA,

COUNTY OF *Greenville*OLLIE FARNSWORTH
R. H. C.

TO ALL WHOM THESE PRESENTS MAY CONCERN: That I, William M. Rainey

(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 Sixteen Thousand Five Hundred and no/100 DOLLARS (\$ 16,500.00), with interest thereon from date at the rate provided for in said note, said principal and interest to be repaid as therein stated, except that the final payment of principal and interest shall be due on

August 1, 1996, 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

ALL that lot of land situated, lying and being on the north side of Sunny Lane in Grove Township, Greenville County, South Carolina, lying west of Greenville- Piedmont Road known as S.C. Highway No. 29 and being known as part of Lot 19 on plat of R.E. Dalton, recorded in the RMC Office for Greenville County, South Carolina, in Plat Book S, Page 15, and having the following metes and bounds, to-wit:

Beginning at an iron pin on the north side of Sunny Lane at the joint front corner of Lots 18 and 19 and runs thence along the line of Lot 18 N. 4- 01 E. 454 Feet to a point at the center of a branch; thence down the center of the branch (the traverse lines being N. 78- 20 W. 110 feet and S. 78-06 W, 88.5 feet) to a point in the center of the said branch; thence S. 4- 26 W. 415.8 feet to an iron pin on the north side of Sunny Lane; thence along Sunny Lane N. 87- 39 E. 32 feet to an iron pin, thence still along Sunny Lane S. 75- 38 E. 168 feet to the beginning corner.

This is a portion of property inherited by R.E. Dalton as sole heir at law of Lucia Dalton Newton (formerly Lucia Dalton Taylor) as shown in Apartment 525, File 26, Office of Probate Court for Greenville County, South Carolina.

R.E. Dalton died testate November 11, 1964, and by the terms of his Will, which is on file in the Probate Court in Apartment 886, File 10, he appointed the grantors herein as Executors, giving said Executors full power and authority to sell any or all of his property and this sale is made pursuant to the power vested in said Executors by the Will of R.E. Dalton and said Executors deem this sale necessary in order to carry out the terms and provisions of said Will.

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.