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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 purposes:  
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:

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"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 Chick Springs Township, containing 2.09 acres more or less, and having, according to a plat made by W. J. Riddle, Surveyor, on April 3, 1946, the following metes and bounds, to-wit:

Beginning at an iron pin on the east side of the Old Rutherford Road, also referred to as the Old Base Hospital Road; at a point 165 feet north of the joint corner of the property of Joseph Lee Cole and Elranza Cole, and running thence along the east side of said Old Rutherford Road, N. 18-10 E. 200 feet to an iron pin thence S. 77-41 E. 425 feet to an iron pin; thence S. 4-30 E. 200 feet to an iron pin in line of property of Elranza G. Cole; thence along the line of that property, S. 84 E. 154 feet to an iron pin at the rear corner of a lot this day conveyed to W. E. McCain, thence N. 1 W. 50 feet, more or less, to an iron pin; thence N. 77-41 W. 345 feet to an iron pin on the east side of the Old Rutherford Road, the beginning corner.

Also:

All that piece, parcel or lot of land in Chick Springs Township, said County and State, described as follows:

Being the rear portion of lot #35 of a subdivision known as Cole Acres, surveyed and platted by Madison M. Woodward R.E. May, 1946, said plat recorded in R.M.C. Office for Greenville County on September 6, 1946, in Plat Book "P" page 73, more fully described as follows:

Beginning at an iron pin on Northeastern corner of property now owned by J. F. and Carrie W. Zimmerman and running S. 74-41 E. 140.10 feet to an iron pin; thence S. 7-21 W. 159 feet to an iron pin; thence S. 84.10 W. 100 feet to an iron pin; thence N. 4-58 E. 100 feet to the beginning corner.

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting 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.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its heirs, successors and assigns, forever.

The Mortgagor covenants that it is lawfully seized of the premises hereinabove described in fee simple absolute, that it has good right and is lawfully authorized to sell, convey or encumber the same, and that the premises are free and clear of all liens and encumbrances except as provided herein. The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.