

APR 4 3 52 PM 1952

BOOK 526 PAGE 533

USL—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: I, J. Marvin West

(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto GREER FEDERAL SAVINGS AND LOAN ASSOCIATION, GREER, 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

SIX THOUSAND

DOLLARS (\$ 6,000.00), 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 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, in Chick Springs,

Township, within the city limits of Greer, lying on the North side of West Arlington Avenue, on the West side of Lanford Street and on the East side of Brannon Street, known and designated as Lots Nos. 17, 18 and 19 on a plat of property known as Westmoreland Circle, recorded in the R.M.C. Office for Greenville County, and having the following courses and distances:

BEGINNING on an iron pin at the intersection of West Arlington Avenue and Lanford Street, and runs thence along the western margin of Lanford Street N. 17.40 E. 200 feet to an iron pin, corner of lot No. 20; thence along line of lot No. 20 N. 72.20 W. 158.5 feet to an iron pin on the East side of Brannon Street; thence with the eastern margin of Brannon Street S. 13 W. 143.5 feet to a stake at intersection of Brannon Street and West Arlington Avenue; thence therewith S. 51 E. 157.8 feet to the beginning corner, and being all of that property conveyed to me, the mortgagor, by the following deeds: deed to me by Margaret M. Green dated January 23, 1942, recorded in Deed Book 241, at page 387, in the R.M.C. Office for Greenville County; deed to me by E.H. Edwards dated February 26, 1946, recorded in Deed Book 423, at page 253, in said R.M.C. Office; deed to me by Homer Durham, B.E. Champion and L.C. Pearson as Trustees of Victor Baptist Church, et al, by deed dated the ___ day of March, 1952, to be recorded 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.