

USL - FIRST MORTGAGE ON REAL ESTATE

MORTGAGE

State of South Carolina }
COUNTY OF Greenville

TO ALL WHOM THESE PRESENTS MAY CONCERN: We, Darwin T. Stevenson and Betty Ann Stevenson,

(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

Three Thousand Five Hundred
DOLLARS (\$ 3,500.00), 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, about one mile south from Taylors, S. C., lying on the northern side of a road that leads from the Taylors-Brushy Creek Road to the Greer-Brushy Creek Road, and having the following courses and distances, to wit:

Beginning on a stake in the center of the said road, said stake being N. 70-00 E. 70 feet from the southeast corner of the lot of Elzora S. and William T. Turner, and runs thence with the center of the said road N. 70-00 E. 121 feet to a stake in the center of the said road; thence N. 20-00 W. 16 feet to a stake on the north bank of the said road, then continuing for a total distance of 180 feet to an iron pin; thence S. 70-00 W. 121 feet to an iron pin, said pin being 70 feet from the northeast corner of the Elzora S. and William T. Turner lot; thence S. 20-00 E. 180 feet to the beginning corner (iron pin back on line at 16 feet), containing 1/2 acre, more or less.

The above is the identical property conveyed us, the mortgagors, by John Stevenson by deed dated May 28, 1954, recorded in the R.M.C. Office for Greenville County in Deed Book 501, at page 306.

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.