

USL—FIRST MORTGAGE ON REAL ESTATE

# MORTGAGE

State of South Carolina

COUNTY OF Greenville

TO ALL WHOM THESE PRESENTS MAY CONCERN: I, Winston L. Smith,

(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, Chickamauga Township, on the west side of Ashmore Street, near the intersection thereof and northward therefrom, being Lot No. 10 of the property of L. Caldwell according to survey and plat by W. L. Dwyer, Surveyor, dated October 25, 1949, recorded in Plat Book "A", Page 1, R.E.C. Office for Greenville County, and having the following courses and distances, to wit:

Beginning at an iron pin on west side of Ashmore Street, corner of Lots Nos. 9 and 10, and running thence with line of same, N. 70° W. 194 feet to a stake; thence N. 10° W. 70 feet to an iron pin at corner of Lot No. 11; thence along the line of Lot No. 11, N. 70° W. 194 feet to an iron pin on west side of Ashmore Street; thence S. 10° E. 70 feet to the beginning.

This is a portion of the same property conveyed to Winston L. Smith by deed of H. B. Crow, recorded in Plat Book "A", Page 1, R.E.C. Office for Greenville County.

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.

*Paid Nov. 16, 1954  
Greer Federal Savings & Loan Assn.  
By: Mavis E. Langford  
Sec. Treas.  
Witness: Marnie C. Brown  
Sara A. Brown*

*1st  
Dec 5/4  
Ollie Farnsworth  
12:16 P. 27484*