

USL—FIRST MORTGAGE ON REAL ESTATE

MORTGAGE

State of South Carolina

COUNTY OF Greenville

TO ALL WHOM THESE PRESENTS MAY CONCERN: I, James E. Biggs,

(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

FOUR HUNDRED
DOLLARS (\$ 400.00), 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, in School District #286, located about two miles southwest of Greer and on the Hammett Bridge Road, containing 3.85 acres, more or less, having the following courses and distances: BEGINNING at the joint corner of lots Nos. 14 and 15 of the John G. Greer property, on the South side of the Hammett Bridge Road, and runs thence with said road S. 59.10 W. 243.5 feet to an iron pin; thence S. 31.00 E. 658 feet, more or less, to an iron pin on Ross line; thence with that line N. 67.45 E. 246.6 feet to a stake, joint corner of lots Nos. 15 and 16; thence with line of lot No. 16 N. 31 W. 707 feet to the beginning corner, and being a portion of Lot No. 15 on a plat of the John G. Greer property made by H.S. Brockman, Surveyor, dated September 7, 1937, recorded in the R.M.C. Office for Greenville County, and the above lot is the same as conveyed to me by G.S. Watson by deed dated June 16, 1945, recorded in Deed Book 277, at page 61, in said R.M.C. Office, excepting. HOWEVER, 1.27 acres conveyed by mortgagor to J.C. Styles as appears by record of deed in Deed Book 477, page 157.

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 Aug. 11, 1955
Greer Federal Savings + Loan Assoc.
By Donald S. Robinson
Sec + Treas

Witness
Jae H. Lybrand
Shirley E. West

SATISFIED AND CANCELLED BY BOOKS
30 DAY OF Aug 1955
Ollie Fauschworth
R.M.C. FOR GREENVILLE COUNTY, S. C.
AT 1:24 O'CLOCK P.M. NO. 22354