

FILED
GREENVILLE CO. S. C.

FEB 4 5 11 1955

ALLIE FARRINGTON
S.M.C.

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

SIXTEEN HUNDRED FIFTY DOLLARS (\$ 1,650.00), with interest thereon from date at the rate of Six

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, located on the South side of the Hammett Bridge Road, being a portion of tract No. 15 of the John G. Greer property, and having the following courses and distances: BEGINNING on an iron pin on said road, joint corner of tracts Nos. 14 and 15, and runs thence S. 59.10 W. 243.5 feet to an iron pin; thence S. 31 E. 658 feet, more or less, to an iron pin in the Smith or Ross Line; thence with that line N. 67.45 E. 246.6 feet to an iron pin; thence with line of tract No. 16 N. 31 W. 707 feet to the beginning corner, and being all of lot No. 15 on a plat of the John G. Greer property made by H.S. Brockman, Surveyor, dated September 7, 1937, excepting that portion sold to A.B. Page as shown by record of deed in the R.M.C. Office in Deed Book 239, at page 342. Excepting lot containing 1.27 acres, more or less, conveyed to James Carlos Styles.

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 in full & satisfied this
5th day of Dec. 1954
M. P. Edwards
J. M. Williams*