

BOOK 791 PAGE 536

USL—FIRST MORTGAGE ON REAL ESTATE

FILED
GREENVILLE CO. S.C.

JUN 16 2 21 PM 1959

MORTGAGE
R. M. C.

State of South Carolina

COUNTY OF Greenville

TO ALL WHOM THESE PRESENTS MAY CONCERN: **I, Joe M. Forrester,**

(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

Eight Thousand -----

DOLLARS (\$ **8,000.00**), 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, Oneal Township, on the west side of the Rutherford Road, at Oneal, and being Lot No. 1 of the S.M. Forrester property according to survey and plat by H.S. Brockman, Surveyor, dated April 13, 1959, and having the following courses and distances, to-wit:

BEGINNING at a point in a dirt road that leads from the Rutherford Road to Highway No. 101, joint corner of the Beacham and Few property, and runs thence with the road, N. 89-45 E. 100 feet to a bend; thence N. 76-25 E. 100 feet to a bend; thence N. 69-27 E. 69.8 feet to a nail and cap in the center of the Rutherford Road; thence with the Rutherford Road, N. 14-45 E. 100 feet to a nail and cap in the center of the said road, joint corner of Lots Nos. 1 and 2; thence with the common line of Lots Nos. 1 and 2, N. 76-45 W. 25 feet to an iron pin on the bank of the road; thence continuing with the same course for a total distance of 241.3 feet to an iron pin on the Willimon line; thence with the said line, S. 14-55 W. 208 feet to the beginning corner.

This is the same property conveyed to the mortgagor herein by deed of S.M. Forrester recorded in Deed Book 623, page 330, R.M.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.

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