

USL—FIRST MORTGAGE ON REAL ESTATE

MORTGAGE

State of South Carolina

COUNTY OF Greenville

TO ALL WHOM THESE PRESENTS MAY CONCERN: I, Roscoe J. Pearson and Mildred I. Pearson, (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 Seventy-five Hundred

DOLLARS (\$ 7500.00), 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, Chick Springs Township, lying on the north side of the West Road, about one- and one-fourth miles south of the City of Greer, being known and designated as Lots Nos. 23 and 24 of the J.H. James Estate as shown on plat of said Estate by S.C. Moon, dated October, 1940, recorded in Plat Book K, page 286, R.M.C. Office for Greenville County, and having the following courses and distances:

BEGINNING on the north side of the west road at a point or pin, joint corner of Lot Nos. 22 and 23, and running thence in a northerly direction with dividing line between Lots Nos. 22 and 23 a distance of 248 feet to a point or pin, joint corner of Lots Nos. 22, 23, 47 and 48; thence in a westerly direction with the southern line of said Lot No. 47 a distance of 100 feet to a point or pin on the southern line of Lot No. 47, joint corner of Lots Nos. 24 and 25; thence in a southerly direction with the dividing line between Lots Nos. 24 and 25 a distance of 268 feet to a point or pin on the northern edge of said West Road; thence in an easterly direction with the northern edge of West Road 100 feet to the beginning corner.

This is the same property conveyed this day by E.H. Edwards to the mortgagor herein, by deed to be recorded herewith.

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.