

USL—FIRST MORTGAGE ON REAL ESTATE

FILED
MORTGAGE
SOUTH CAROLINA CO. S. C.

NOV 16 11 07 AM 1962

OLLIE FARNSWORTH
R. M. C.

State of South Carolina

COUNTY OF Greenville

TO ALL WHOM THESE PRESENTS MAY CONCERN: I, James C. Moon, Jr.,

(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 (\$ 6000.00), 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 in the City of Greer, lying on the south side of the U.S. Dual-lane Highway No. 29, and on the east side of Earle Street, being the greater portion of Lots Nos. 5 and 6 on a plat of the property of the J.C. Moon estate, prepared by H.S. Brockman, Surveyor, dated June 12, 1947, and having the following courses and distances, to-wit:

BEGINNING at a stake on the south side of the right-of-way of said Dual-lane Highway, and on the east side of Earle Street, and runs thence with the east side of Earle Street, S. 2-13 E. 60.1 feet to a stake on the east edge of said street at intersection with Moon Avenue; thence with Moon Avenue, S. 82-52 E. 176 feet to a point; thence a new line, N. 5-10 W. 69 feet, more or less, to a point on the south side of the U.S. Dual-Lane Highway; thence with the right-of-way of said highway, N. 85 W. 172 feet to the beginning.

This property is the greater portion of that conveyed to James C. Moon, Jr. by deed of Hettie M. Rushton, et al., recorded in Deed Book 323, page 43, 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.