

USL—FIRST MORTGAGE ON REAL ESTATE

FILED GREENVILLE CO. S. C.

MORTGAGE NOV 26 1 13 PM 1962

State of South Carolina

OLLIE FANNSWORTH
R.M.C.

COUNTY OF Greenville

TO ALL WHOM THESE PRESENTS MAY CONCERN: We, L. Bruce Smith and

Moise D. Smith, (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

Sixty-five Hundred -----

DOLLARS (\$ 6500.00), with interest thereon from date at the rate of Five & one-half (5 1/2%) 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, on the eastern side of a new road that leads from State Highway No. 14 to and by Matt's Fishing Lake, near Pleasant Grove Baptist Church, being a part of Tract No. 2 as shown on plat of property of J.G. Greer, L.B. Vaughn, I.M. Wood and J.A. Wood, said plat prepared by W.A. Christopher, Surveyor, November 22, 1921, and having the following courses and distances, to-wit:

BEGINNING on an iron pin on the I.M. Wood Estate line, joint corner of S.J. Harvey and wife's lot, and runs thence with their line, N. 49-50 W. 119 feet to a stake in center of said new road (iron pin back on line at 18 feet); thence with the center of the said road, S. 31-00 W. 152.2 feet to a stake in center of said road; thence S. 49-50 E. 18 feet to an iron pin on eastern bank of road; thence continuing with the same course for a total distance of 93 feet to an iron pin on the said I.M. Wood Estate line; thence with the said line, N. 40-50 E. 150 feet to the beginning corner.

This is the same property conveyed to L. Bruce Smith and Moise D. Smith by J.A. Wood by deed recorded in Deed Book 467, page 199, 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.