

MORTGAGE

GREENVILLE, S. C.

State of South Carolina

COUNTY OF GreenvilleTO ALL WHOM THESE PRESENTS MAY CONCERN: **We, Morris C. Payne and Vera****W. Payne,**

(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, lying on the northern side of U.S. Highway No. 29 and on the west side of the Suber Road about three miles west from the City of Greer, being a part of the H.F. Payne homeplace, having the following courses and distances:

BEGINNING at a point on the northern edge of the right-of-way of said U.S. Highway No. 29 and in the center of the Suber Road, and runs thence with the center of the Suber Road, N. 26-45 W. 127.85 feet to a point in the center of said road, iron pin on west bank of the road; thence a new line parallel with the U.S. Highway No. 29, S. 67-13 W. approximately 225 feet to a point on the back line of mortgagor's other property and of the Lidie Dill Payne Estate; thence with the line of that property, S. 35 E. 127 feet, more or less, to an iron pin on the right-of-way of U.S. Highway No. 29; thence with the right-of-way of said highway, N. 67-13 E. 207.1 feet to the beginning, and being all of that lot of land first described in deed from Morris C. Payne to Vera W. Payne, together with a portion of that property conveyed to the mortgagors by H.F. Payne as shown by recorded deed in Deed Book 332, page 499, 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.