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BOOK **1009** PAGE **138**

USL—FIRST MORTGAGE ON REAL ESTATE

MORTGAGE

State of South Carolina }
COUNTY OF Greenville }

TO ALL WHOM THESE PRESENTS MAY CONCERN: I, Marian P. Lister

(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 Twenty-One Thousand and 00/100 - - - - -

DOLLARS (\$21,000.00), 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, in Oneal Township, located on the west side of highway leading from the old Buncombe Road at the Sandy Flat Store by Mountain View, and to Tigerville, about $\frac{1}{4}$ mile from the Sandy Flat Store, being all of Lot No. 15, on a plat of property made for the Estate of Mrs. L. E. Lynn, having the following courses and distances:

BEGINNING at an iron pin in the Tigerville Road, cornering with Lot No. 16 and running thence with said road, N. 21 W. 100 feet to a pin; thence N. 14 W. 200 feet to pin; thence N. 14 W. 90 feet to iron pin in said road, corner with J. A. Fowler; thence with the Fowler line, S. 33-30 W. 775 feet to a pin, corner of Lot No. 14; thence S. 51-50 E. 220 feet to a pin, joint corner of Lots Nos. 13, 14, and 15, and 16; thence as dividing line between Lots Nos. 15 and 16, N. 39 E. 535 feet to the beginning corner, containing 3.65 acres, more or less.

This is the same property conveyed to the mortgagor herein by Barbara Bridgeman Reid by deed recorded in Deed Book 757, at 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.