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BOOK 1018 PAGE 566

USL—FIRST MORTGAGE ON REAL ESTATE

GREENVILLE

MORTGAGE

State of South Carolina }

COUNTY OF Greenville }

TO ALL WHOM THESE PRESENTS MAY CONCERN: I, Marvin Ross,

(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

Fifty-five Hundred -----
DOLLARS (\$ 5500.00), 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, Highland Township, containing 9.7 acres, more or less, and known as a part of the old Jackson place, on the northwest side of the Wingo Road about ten miles northward from the City of Greer, and being shown on a plat of the Jackson land by J.H. Atkins, Surveyor, dated September 9, 1940, recorded in Plat Book L, page 23, R.M.C. Office for Greenville County, amended by J.Q. Bruce, Registered Surveyor, dated December 9, 1965, and having the following courses and distances, to-wit:

BEGINNING at an iron pin on the Barnett line, south side of the tract herein, and running thence along the Barnett line, N. 58-30 W. 397 feet to the center of the Wingo Road; thence crossing said road, N. 0-29 E. 650.4 feet to an iron pin on the south side of a community road; thence S. 70-50 E. 207 feet to a maple on the bank of a branch; thence N. 48-42 E. 100 feet to the center of said community road; thence along said road as the line as follows: N. 58-15 E. 97 feet, N. 49-10 E. 400 feet, N. 62-10 E. 157 feet and S. 74-55 E. 146 feet to the center of the Wingo Road; thence along said road as the line as follows: S. 67-48 W. 200 feet, S. 38-14 W. 160 feet, S. 22-30 W. 250 feet, S. 33-50 W. 250 feet, S. 3-30 E. 175 feet, S. 11-25 E. 140 feet and S. 41-35 W. 78 feet to a point in the center of the road; thence leaving said road, S. 15-50 W. 202.5 feet to the beginning corner.

This is a portion of the property conveyed to the mortgagor herein by deed of Bertha Cothran Vaughn, et al., recorded in the 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.