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BOOK 1089 PAGE 573

USL—FIRST MORTGAGE ON REAL ESTATE

GREENVILLE

# MORTGAGE

State of South Carolina

COUNTY OF GREENVILLE

To All Whom These Presents May Concern:

C. S. Mattox and Wilson M. Dillard ----(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 Thirteen Thousand Three Hundred Twenty and No/100 ----- DOLLARS (\$13,320.00 ---- ), with interest thereon from date at the rate of Six and three-fourths (6 3/4%) 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, near the City of Greenville and being on the northwestern side of Edwards Road, and known and designated as Lots Nos. 26 and 27, Block A of a subdivision known as Mayfair Estates, plat of which is recorded in the R.M.C. Office for Greenville County in Plat Book 5 at Pages 72 and 73 and according to said plats has the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwestern side of Edwards Road at the joint front corner of Lots Nos. 27 and 28 and running thence with the joint line of said Lots N. 55-42 W. 131 feet to an iron pin in the side line of Lot No. 25, running thence N. 21-08 E. 100 feet to an iron pin at the joint rear corner of Lots Nos. 25 and 26, and running thence S. 57-33 E. 150 feet to an iron pin on the northwestern side of Edwards Road, running thence with the northwestern side of said Road S. 32-12 W. 100 feet to an iron pin, point of beginning.

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.

*For Return of Mortgagee see R. E. 711. Plat Book 5, Page 72, 73*