

USL—FIRST MORTGAGE ON REAL ESTATE

FILED  
GREENVILLE CO. S. C.

MAR 11 4 22 PM '69

OLLIE FARNSWORTH  
R. M. C.

# MORTGAGE

State of South Carolina }

COUNTY OF Greenville }

To All Whom These Presents May Concern: I, William Marshall Johnson,

(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 Seven Hundred & N/100 -----

DOLLARS (\$) , with interest thereon from date at the rate of 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, located about two (2) miles southwest of the City of Greer, and near the Pleasant Grove Baptist Church, lying on the southeast side of the Gibbs Shoals Road, being shown on a plat made for William Marshall Johnson by H. S. Brockman, Surveyor, dated February 28, 1969, to be recorded, and having the following courses and distances:

BEGINNING at a stone and iron pin on east bank of branch, joint corner with mortgagor's other lands and Nichols, and runs thence with mortgagor's tract, S. 50-22 W. 296.7 feet to a nail in center of Gibbs Shoals Road (iron pin on bank at 23 feet from true corner); thence along the center of said road as follows: N. 14-37 E. 100 feet, N. 28-33 E. 100 feet, N. 38-25 E. 200 feet, N. 41-18 E. 400 feet to nail, N. 45-37 E. 100 feet, and N. 52-58 E. 105 feet to nail in center of road (iron pin on south bank of road at 22 feet); thence with Oles F. Hiott's line, S. 30-17 E. 296 feet to an iron pin; thence with Nichols line, S. 37-13 W. 891 feet to the beginning, containing 6.46 acres, more or less, and being a portion of property conveyed to Martha Ora Hiott, also known as Martha Ora Hyatt, by deed recorded in the R. M. C. Office for Greenville County in Volume 39 at Page 404.

ALSO, all of that other parcel or tract of land adjoining the above described tract, having the following courses and distances according to plat thereof made by H. S. Brockman, Surveyor, dated July 18, 1949, to-wit:

BEGINNING on a nail in the center of the Gibbs Shoals Road, corner with the above described lands, and runs thence S. 52-20 E. 292 feet to street and iron pin; thence S. 14-50 E. 336 feet to street; thence S. 69-15 W. 250.5 to nail in center of said road; thence with center of said road, N. 9-15 W. 497.5 feet and N. 0-54 W. 100 feet to the beginning, containing 2.44 acres, more or less, and being all of that property conveyed to the mortgagor by deed recorded in Volume 383 at Page 411.

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.