

USL—FIRST MORTGAGE ON REAL ESTATE

MORTGAGE

FILED
GREENVILLE CO. S. C.
MAY 6 11 27 AM '71
OLLIE FARNSWORTH
R. H. C.

State of South Carolina

COUNTY OF Greenville

To All Whom These Presents May Concern: I, **Mattie Sue T. Allen**

(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

- - - ONE THOUSAND TWO HUNDRED AND NO/100 - - - - -
DOLLARS (\$1,200.00 - - -), with interest thereon from date at the rate of - - - eight - - - - - (8%) 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, Oneal Township,

about four miles northwest from Greer, S.C., lying on the east side of the Gilreath Mill Road (Now S.C. State Highway leading from Greer to Highland), and being the northern part of Lot No. 18 as shown on plat of property of Fred G. James Estate, made by H. L. Dunnahoo, Surveyor, October 1-2, 1947.

BEGINNING on an iron pin on the east edge of the said highway, and runs thence N. 59-00 E. 262 feet to an iron pin on the line of land of Bennett Brockman, thence with the said line, S. 29-35 E. 162 feet to an iron pin on the said line; thence S. 70-43 W. 300.6 feet to an iron pin on the east edge of the said highway; thence with the east edge of the said highway, N. 11-35 E. 105 feet to the beginning corner, containing Eighty Four One-Hundredths (0.84) of one acre, more or less.

The above described property being identically the same conveyed to Roy C. Allen and Mattie Sue T. Allen by deed recorded in Volume 429 at Page 83, R.M.C. Office for Greenville County. See also deed from Roy C. Allen conveying one-half interest to mortgagor, recorded in Deed Book 823, Page 159, RMC 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.