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GREENVILLE, CO. S. C.

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BOOK 1204 PAGE 635

USL—FIRST MORTGAGE ON REAL ESTATE

OLLIE FARNSWORTH
MORTGAGE

State of South Carolina }

COUNTY OF GREENVILLE }

To All Whom These Presents May Concern: We, Travis E. Ellenburg and
Peggy A. Ellenburg (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 FIVE HUNDRED & NO/100 - - - - -
DOLLARS (\$ 13,500.00 - 7), with interest thereon from date at the rate of seven & three-fourths (7 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, at the Southeastern

intersection of Carolina Avenue and Lee Street, near the Town of Greer (now in new City Limits of Greer), in Chick Springs Township, and being known and designated as Lot No 19 on plat of Delelopment No. 2, Vcitor-Monaghan Co., Div. of J. P. Stevens and Co., Greer Plant, prepared by Dalton & Neves, Engineers, in Plat Book "P", at Page 119, and having, according to said plat, the following to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southern side of Carolina Avenue at the joint front corner of Lots Nos. 19 and 20, and running thence along the common line of said Lots, S. 35-21 W. 170 feet to an iron pin on the Northern side of an alley; thence along the Northern side of said alley; thence along the Eastern side of Lee Street, N. 35-21 E. 145 feet to an iron pin; thence following the curve said Street, the chord of whcih is N. 80-21 E. 35.3 feet to an iron pin on the Southern side of Carolina Avenue; thence along the Southern side of Carolina Avenue, S. 54-39 E. 90 feet to an iron pin, the beginning corner.

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.