

GREENVILLE CO. S. C.

FEB 23 3 34 PM '72

BOOK 1223 PAGE 173

USL—FIRST MORTGAGE ON REAL ESTATE

OLLIE FARNSWORTH  
R. M. C.

## MORTGAGE

State of South Carolina

COUNTY OF GREENVILLE

To All Whom These Presents May Concern: WE, John F. Harden & Ida T. Harden

(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 Twenty-One Thousand Five Hundred and NO/100-----

DOLLARS (\$ 21,500.00 ), 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, Chick Springs Township, approximately two (2) miles south of Taylors, lying east from the Taylor Road, containing one (1) acre, more or less, and being shown and designated as Lot No. 2 on a plat of property of James P. and Louise Mulligan, dated February 15, 1968, prepared by H. S. Brockman, Registered Surveyor, recorded in the R.M.C. Office for Greenville County in Plat Book SSS, page 41, and having, according to said plat, the following courses and distances, to-wit:

BEGINNING at an iron pin at the southwestern corner of said property on the line of property now or formerly belonging to John Stevenson and at a point 885.8 feet east from Taylor Road, and running thence N. 19-47 W. 231.6 feet to an iron pin on the line of property now or formerly belonging to J. T. Boling; thence with Boling's line N. 70-05 E. 188 feet to an iron pin on the line of property now or formerly of James P. and Louise Mulligan; thence with the Mulligans' line, S. 19-47 E. 231.6 feet to an iron pin on the line of property now or formerly belonging to John Stevenson; thence with Stevenson's line, S. 70-05 W. 188 feet to an iron pin, the-point of beginning.

LESS, HOWEVER, A STRIP OF LAND 50 FEET IN WIDTH ACROSS THE SOUTHERN PORTION OF THE ABOVE DESCRIBED PROPERTY, AS CONVEYED TO GREENVILLE COUNTY FOR STREET PURPOSES BY DEED RECORDED IN THE R.M.C. OFFICE FOR GREENVILLE COUNTY IN DEED BOOK 893, PAGE 648.

This is the identical property conveyed to John F. Harden and Ida T. Harden by deed of James P. Mulligan and Louise Mulligan to be recorded herewith in the R.M.C. Office for Greenville County, of even date.

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.