

USL—FIRST MORTGAGE ON REAL ESTATE

MORTGAGE

State of South Carolina

COUNTY OF Greenville

TO ALL WHOM THESE PRESENTS MAY CONCERN: I, Ovard Styles

(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 TWO THOUSAND

DOLLARS (\$ 2,000.00), with interest thereon from date at the rate of Six 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, in Oneal

Township, about one and one-half miles northwest from the City of Greer, lying on the South side of the New Greer-Oneal Road, bounded on the North by Miss Mamie Ballenger, on the East by lands of L.W. Jones, on the South by lands of C.F. Johnson, and on the West by lands of L.W. Jones, containing 8.89 acres, more or less, and being the identical property conveyed to me by L.W. Jones by deed dated June 5, 1937, recorded in the R.M.C. Office for Greenville County in Deed Book 199, at page 73, and having the following courses and distances, to-wit:-

BEGINNING on an iron pin by large Red Oak (Sourwood gone), W.M. Miller's corner and runs thence N. 67.15 E. 407.5 Feet to an iron pin on South side of a new road and near the bank of a branch; thence N. 28.20 E. 300 feet to a point in the center of the new road; thence N. 20.40 E. 100 feet to a point in the center of the new road; thence N. 0.15 W. 181.5 feet to an iron pin in the Greer-Oneal Road and in the intersection of the new road with the Greer-Oneal Road, and on the line of Miss Mamie Ballenger; thence with her line S. 88.10 W. 374 feet to a stone in the place of a white oak down; thence S. 82.00 W. 121 feet to an iron pin on the South side of a branch, Ballenger corner; thence S. 55.15 W. 452.4 feet to an iron pin on the W. M. Miller line; thence with the Miller line S. 37.00 E. 512.5 feet to 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.

Filed Aug. 9, 1954
Greer Federal Savings
and Loan Assoc.
By: Marvin E. Sanford,
John H. Lybrand,
Donald W. Robinson

made by
Ollie Green
1332 p. 5271