

USL—FIRST MORTGAGE ON REAL ESTATE

MORTGAGE

State of South Carolina
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.

AUG 25 1 45 PM 1950

TO ALL WHOM THESE PRESENTS MAY CONCERN:

OLLIE FARNSWORTH
R. M. C.

I, Violet Lee Wade,

(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 **SEVEN HUNDRED FIFTY and no/100 (\$750.00) DOLLARS,** DOLLARS (\$ 750.00), with interest thereon from date at the rate of **Six (6%)**

per centum per annum, said principal and interest to be repaid as therein stated, and **also all costs of collection including a reasonable Attorney's fee.**

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:

(Said Note, signed also by C. J. Wade).

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 Chick Springs Township, near Chick Springs, lying on the west side of the Taylor Old Mill Road and on south side of a new-cut Road leading from said Old Mill Road to Super-Highway; being bounded on North by lands now, or formerly, owned by J.A. Bull and by Ida Brewton, on East by said Road (Old Mill Road) and by the Bull lands, on South by property of Evelyn Marjorie Edwards, and on West by lands now, or formerly, of Bright, being a part of the property formerly known as the Southeastern Life Ins. Co., tract and having the following metes and bounds, to-wit:

BEGINNING on an iron pin on J.A. Bull line and on western edge of said Taylor Old Mill Road, and running thence with said Road, S. 11-45 E. 148.5 feet to point in said Road, joint corner with Edwards lot; thence with line of Edwards lot and the northern side of a 15-foot driveway, S. 67-40 W. 161.3 feet to an iron pin, joint corner with Edwards lot; thence with the Edwards line, N. 44-06 W. 41 feet to an iron pin, joint corner with Edwards lot; thence, a new line, N. 10-44 E. 199 feet to an iron pin on Ida Brewton line; thence with the Brewton line, S. 79-08 E. 48 feet to an iron pin, joint corner of the Brewton and of the J.A. Bull lands; thence with the Bull line, S. 80-40 E. 66 feet to the beginning corner; and containing 64/100 of an acre, more or less, and being the same property conveyed to me by S.T. Bright by deed dated Oct. 27, 1947, recorded in Vol. 325 at page 397 in R. M. C. office.

This is a first mortgage over the above described property and there are no other mortgages, judgments, nor other liens or encumbrances over or against same prior to this mortgage.

It is understood and agreed that the failure or the mortgagor to pay any installment of taxes, public assessments or insurance premiums, when due, shall constitute a default, and that the mortgagee may, at its option, foreclose this mortgage or pay said items and add the same so paid to the principal amount of the debt, and they shall bear interest at the same rate.

Together will 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.

*Paid April 6, 1950
Greer Federal Savings & Loan Assoc.
C. J. Wade
Violet Lee Wade
James E. Lawrence
James E. Lawrence
James E. Lawrence*

FILED
MAY 10 1951
OLLIE FARNSWORTH
R. M. C.
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