

FILED
GREENVILLE CO. S. C.

JAN 11 1 34 PM 1951

USL—FIRST MORTGAGE ON REAL ESTATE

MORTGAGEOLLIE FARNSWORTH
R. M. C.

State of South Carolina

COUNTY OF Greenville

TO ALL WHOM THESE PRESENTS MAY CONCERN: I, Jim Charles Perry,

(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

Five Hundred
DOLLARS (\$500.00), 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

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 the City of Greer, Chick Springs Township, lying on the northern side of Carolina Avenue, being all of lot No. 10 on a plat of subdivision known as Development No. 2 made for Victor-Monaghan Company, a Division of J. P. Stevens & Co., Inc., prepared by Dalton & Neves, which plat is on record in the R. M. C. Office for Greenville County in Plat Book "P", at page 119, and having the following courses and distances;

Beginning at a point on the northern side of Carolina Avenue, joint front corner of lots Nos. 9 and 10, and runs thence with the common line of these lots N. 35.21 E. 187.7 feet to a point on edge of a ten-foot alley; thence along the southern edge of said alley N. 54.41 W. 100 feet to a point at the joint rear corner of Lots Nos. 10 and 11; thence with the common line of lots 10 and 11 S. 35.21 W. 187.65 feet to a point on the northern margin of Carolina Avenue; thence therewith S. 54.39 E. 100 feet to the beginning corner, and being all of that property conveyed to me by J. P. Stevens & Co., Inc., by deed dated March 29, 1949, recorded in the R. M. C. Office for Greenville County in Deed Book 390, at page 75.

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.