

USL—FIRST MORTGAGE ON REAL ESTATE

FILED
GREENVILLE CO. S. C.**MORTGAGE**

MAR 28 1 55 PM 1952

State of South Carolina

COUNTY OF GreenvilleOLLIE FARNSWORTH
R. M. C.

TO ALL WHOM THESE PRESENTS MAY CONCERN: I, - B. C. Jones,

(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 and no/100 - - - - -DOLLARS (\$ 500.00), 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, Chick Springs,

Township, City of Greer, School District 285, on the East side of Pelham Street of said City, and being a part of the same conveyed to E. M. H. Jones, deed dated Feb. 15th, 1900, and recorded in Deed Book JJJ at page 14, and known and designated as lot #1 on plat of the M. H. Jones Estate, said plat prepared by H. S. Brockman, September 30th, 1939, and having the following courses and distances, to-wit:-

Beginning at a stake on East side of Pelham Street on property edge of street curb, and runs thence S 54-46 E two hundred sixty-four (264) feet to a stone, old corner; thence N 54-20 E seventy-five and five-tenths (75.5) feet to stake, A.H.Brockman's corner of lot #5; thence with line of No.5 and No.2, N 56-57 W two hundred ninety-four and seven-tenths (294.7) feet to a stake on the East side of Pelham Street, corner #2 lot; thence with Pelham Street, S 33-03 W sixty (60) feet to the beginning corner, and being the same conveyed to me by the heirs of M. H. Jones, recorded in Vol. 216 at page 280.

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.