

USL—FIRST MORTGAGE ON REAL ESTATE

MORTGAGE

State of South Carolina

COUNTY OF Greenville

TO ALL WHOM THESE PRESENTS MAY CONCERN: I, Herman J. Bruce,

(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

Four Thousand -----DOLLARS (\$ 4,000.00), 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, O Neal Township, on the South side of the Taylor Road leading from Taylor's Packing Shed to State Highway No. 14, about three miles Northward from Greer, containing approximately Eight (8) Acres, bounded by lands of W.C. Chandler, J.V. Smith Estate and E.R. Taylor, and having the following courses and distances, to wit: Beginning at a stone on Southeast corner of said tract, and running thence along the line of J.V. Smith Estate, S. 76-3/8 W. 858 feet to a stone; thence along line of E.R. Taylor land, N. 36-3/8 W. 373 feet to a stone; thence N. 75-5/8 E. 453 feet to a stone; thence N. 13-3/8 W. 400 feet to a stone near the said Taylor Road; thence N. 5-5/8 E. about 25 feet to said road; thence along the said Taylor Road about 580 feet to original line; thence S. 1-7/8 E. about 100 feet to a P.O. on Chandler line; thence along his line S. 26-3/8 E. 462 feet to the beginning corner.

This is a portion of the same property conveyed to Herman J. Bruce by deed of Baylus J. Bruce, recorded in Deed Book 219, page 112, R.M.C. Office for Greenville County.

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.