

USL—FIRST MORTGAGE ON REAL ESTATE

MORTGAGE

State of South Carolina

COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: I,-- R.M. Hughes Sr.

(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 EIGHTY-SIX HUNDRED AND NO/100 DOLLARS (\$8600.00), with interest thereon from date at the rate of Five 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, and being the R.M. Hughes Lot and Lot No. 4 as shown on a plat of the Simeon Hughes Estate, by H.S. Brockman, Surveyor, October 28, 1936, and delineated thereon as follows:

BEGINNING at a stake on the western side of South Main Street, joint front corner R.M. Hughes Lot and W.M. Ballenger Estate and running thence as dividing line between said lots N 72-41 W two hundred and thirty-six (236) feet to an iron pin; thence N 18-37 E one hundred forty-one and eight-tenths (141.8) feet to iron pin, joint rear corner Lot NO. 2 and Lot NO. 4; thence as dividing line between Lot NO. 1 and Lot NO. 4, S 69-41 E sixty-four and four-tenths (64.4) feet to iron pin; thence S 73-29 E forty-two and three-tenths (42.3) feet to a concrete monument, southwestern corner U.S.P.O. lot; thence as dividing line between U.S.P.O. lot and Lot NO. 4, S 54-51 E one hundred fifty (150) feet to iron pin on western side of South Main Street, southeastern corner U.S.P.O. lot; thence with the western line of South Main Street S 39-30 W seventy (70) feet to point of beginning, bounded East by South Main Street, South by W.M. Ballenger Estate, West by the original Lots Nos. 2 and 3 as shown on said plat, and North by Lot NO. 1 and U.S.P.O. lot.

ALSO, that certain lot, said city and state, shown on said plat, and more particularly described as follows: BEGINNING at concrete monument on J.A. Robinson line, northwestern corner U.S.P.O. lot and running thence S 39-40 W 90 feet to another concrete monument, southwestern corner U.S.P.O. lot and on northern line of Lot #4; thence with northern line of Lot #4, N 73-29 W 42.3 feet to a stake; thence N 69-41 W 64.4 feet to iron pin, rear corner of Lot #2; thence N 23-10 E 92.3 feet to stake on Robinson line; thence S 72-30 E 60.3 feet to iron pin; thence S 58-39 E 40.1 feet to the beginning corner; bounded North by Robinson, East by U.S. Post Office, South by Lot #4, and West by remainder of Lot #1.

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.

Handwritten notes at the bottom of the page, including dates like 'Paid May 17, 1958' and names like 'Greer Federal Savings & Loan Assn' and 'R.M. Hughes Sr.'.