

USL—FIRST MORTGAGE ON REAL ESTATE

MORTGAGE

State of South Carolina

COUNTY OF Greenville

TO ALL WHOM THESE PRESENTS MAY CONCERN: I, Dan L. Ray, Jr.,

(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

Sixteen Hundred -----
DOLLARS (\$1600.00), 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, Oneal Township,, near Washington Baptist Church, lying on the West side of Cannon Road and on the South side of the Gap Creek Road, containing 4.82 Acres, more or less, and having the following courses and distances, to wit:

Beginning on a poplar stump on West bank of a small branch, corner of Atkins property, and running thence with Atkins line, S. 86.20 E. 550 feet to a point in center of Cannon Road; thence with said road, N. 7.30 E. 580 feet to a point in the center of Gap Creek Road; thence with the Gap Creek Road, S. 84.25 W. 100 feet to bend; thence N. 88.55 W. 100 feet to bend; thence N. 83.45 W. 100 feet to point in said road; thence S. 7.05 W. 500 feet to an iron pin, new corner; thence N. 86.45 W. 270 feet to an iron pin; thence S. 23.25 W. 300 feet to an iron pin west of small branch; thence S. 50.00 E. 34.5 feet to an iron pin on east bank of the said branch and the Atkins line; thence up the branch with the Atkins line, N. 26.15 E. 60 feet to an iron pin in the branch; thence up the branch, N. 25.15 E. 191.5 feet to the beginning corner.

This is the same property conveyed to Dan L. Ray, Jr., by deed of D.L. Ray, recorded in Deed Book 295, page 52, 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.