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USL—FIRST MORTGAGE ON REAL ESTATE

MORTGAGE

State of South Carolina

COUNTY OF Greenville

TO ALL WHOM THESE PRESENTS MAY CONCERN: I, Letha Sherman

(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

TWO THOUSAND THREE HUNDRED FIFTY
DOLLARS (\$ 2,350.00), 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, in Chick Springs Township, lying on the North side of the Old Chick Springs Road or National Highway, having the following courses and distances: BEGINNING on the eastern corner of Tract No. 1 on plat of B.S. Sherman Estate on said old Chick Springs Road, and runs thence with said old road S. 72.12 E. 68.6 feet to an iron pin, corner of M.H. Thompson lot; thence along the Thompson line and line of Pauline Fuller and others N. 17.48 E. 792 feet to an iron pin on edge of driveway leading to Forest Street; thence with said driveway N. 72.12 W. 68.6 feet to a stake on driveway, rear corner of Tract No. 1 on said plat; thence S. 17.48 W. 792 feet to the beginning corner, containing 1.25 acres, less, however, and excluding from the above boundaries all lots heretofore sold therefrom by Letha Sherman, the mortgagor, as shown by record of deeds in the R.M.C. Office for Greenville County. This is the remainder of that property conveyed to me, the mortgagor, by Frank Sherman, as shown by record of deed in the said R.M.C. Office in Deed Book 282, at page 351.

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.