

USL—FIRST MORTGAGE ON REAL ESTATE

MORTGAGE

State of South Carolina

COUNTY OF Greenville

JUL 19 3 41 PM 1951

TO ALL WHOM THESE PRESENTS MAY CONCERN: I, Charles M. Lister,

(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

Six Thousand-----

DOLLARS (\$ 6,000.00), 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, Chick Springs, Township, on the north side of Maryland Avenue in the City of Greer, known and designated as lot No. 55 on plat of Development #2 of the Victor-Monaghan Co., Division of J. P. Stevens & Co., Inc., Greer Mill Plant, prepared by Dalton & Neves, Engineers, April 1947, and recorded in R. M. C. Office for this County in Plat Book P at page 119, and having according to said plat the following courses and distances to wit:-

Beginning at iron pin on the North side of Maryland Avenue at the joint front corner of Nos. 54 and 55 lots, and runs thence along the common line of these lots, N. 35.21 E. 170 feet to an iron pin on the south side of a ten-foot alley; thence along said alley, N. 54.39 W. 100 feet to an iron pin at joint rear corner of Nos. 55 and 56 lots; thence along the common line of said lots, S. 35.21 W. 170 feet to the north side of Maryland Avenue; thence along the northern side of Maryland Avenue, S. 54.39 E. 100 feet to the beginning corner: subject to restrictions recorded in R. M. C. Office Deed Book 310, page 417: and being the same conveyed to us by deed of Earl J. Bailey, June 20th, 1951, and recorded in Vol. 438 page 397.

This is the same property conveyed to Charles M. Lister by deed of L. C. Lister and John McClimon, to be recorded herewith.

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.