

USL—FIRST MORTGAGE ON REAL ESTATE

MORTGAGE

RECORDED  
GREENVILLE S.C.  
MAY 23 3 15 PM '58

State of South Carolina

COUNTY OF Greenville

TO ALL WHOM THESE PRESENTS MAY CONCERN: I, Otto S. Clayton,

(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

Nine Hundred

DOLLARS (\$ 900.00 ), with interest thereon from date at the rate of Seven (7%)

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 Oneal Township, lying on the East side of a surface-treated road that leads from the Bruce Road to the Oneal-Berry's Mill Road, located about one mile South from Berry's Mill, bounded by lands now or formerly owned by C. O. Berry, Mrs. Florence Holtzclaw, Hightower, Durham, Lister, D. B. Stone and possibly others, being shown on a plat of property made for D. B. Stone and Otto S. Clayton by H. S. Brockman, Surveyor, dated July 9, 1954, and having the following courses and distances: Beginning at a point in said road, stone on bank of the road and corner with Mrs. Florence Holtzclaw, and runs thence along the road as follows: S. 37.00 E. 234.3 feet, S. 21.00 E. 141.9 feet, S. 3.00 W. 145.2 feet and S. 13.00 E. 30 feet to a point in said road, corner of tract No. 1 on said plat; thence a new and dividing line and with Tract No. 1 N. 51.45 E. 286.1 feet to a stake in old road; thence S. 33.15 E. 94 feet to a stake; thence S. 4.45 W. 93 feet to a stake; thence S. 89.15 E. 261.5 feet to a stone; thence N. 85.00 E. 587.4 feet to a chestnut; thence S. 78.00 E. 620.4 feet to a point in Beaver Dam Creek (iron pin on East bank thereof); thence up and with said creek as the line N. 4.00 E. 452.1 feet to a point (iron pin on East bank); thence N. 73.30 W. 1062.6 feet to a stone; thence N. 15.00 E. 554.4 feet to a stone; thence S. 70.00 W. 864.6 feet to a stone; thence S. 20.00 E. 302.3 feet to a stone; thence S. 67.00 W. 353.1 feet to the beginning corner, containing 29.02 acres, more or less, and being all of tract No. 2 as shown on the above mentioned plat.

This is the identical property conveyed to me by David Bunyan Stone by deed of even date and to be recorded herewith. This mortgage is given to secure payment of a portion of the purchase price and in senior in priority to that mortgage of even date to be executed to D.B. Stone, it being understood that the Stone mortgage is inferior and junior to this mortgage.

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.

Witness:  
Margaret H. Barrett  
Elizabeth C. Brown  
Paid Jan. 3, 1958  
Greer Federal Savings & Loan Assn.  
By: Donald E. Robinson  
Sec. Treas.

170  
Ollie Farnsworth  
Jan. 58  
9:49