

DEC 29 11 54 AM 1954

USL—FIRST MORTGAGE ON REAL ESTATE

MORTGAGEOLLIE FARNSWORTH
R. M. C.

State of South Carolina

COUNTY OF GreenvilleH.
TO ALL WHOM THESE PRESENTS MAY CONCERN: I, St. Clair Maupin,

(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

FOUR HUNDRED
DOLLARS (\$ 400.00), with interest thereon from date at the rate of Six
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 Chick Springs Township, located about three miles West of Greer and on the West side of the Suber Mill Road, bounded by lands of Mrs. Lillian Clement, L.C. Copeland, Ellie S. Hawkins, Raymond B. Walls, and possibly others, and having the following courses and distances: BEGINNING on an iron pin near a black gum on L.C. Copeland's line, and runs thence with the Walls line N. 79 E. 497.5 feet to a point in the Suber Road (iron pin back at 14.5 feet); thence with said road N. 2.55 W. 292.5 feet to an iron pin on the West bank of the road; thence with Clement's line S. 75.42 W. 478 feet to an iron pin on Copeland's line; thence with this line S. 2.10 W. 268 feet to the beginning corner, and being all of that property conveyed to the mortgagor by Ellie S. Hawkins, as shown by record of deed in the R.M.C. Office for Greenville County in Deed Book 453, at page 339.

This mortgage is in addition to that mortgage now held by the mortgagee on the above property.

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.