

USL—FIRST MORTGAGE ON REAL ESTATE

MORTGAGE

State of South Carolina

COUNTY OF Greenville

FEB 30 3 30 PM '64

TO ALL WHOM THESE PRESENTS MAY CONCERN: I, Estelle Farmer Cogrins,

(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

FIVE THOUSAND TWO HUNDRED DOLLARS (\$ 5,200.00), 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 one mile South from Pleasant Grove Baptist Church, having the following courses and distances:

BEGINNING on an iron pin on line of tract No. 4 of the T.J. Farmer Estate, and runs thence S. 9.13 W. 295 feet to a stake; thence N. 80.47 W. 295 feet to a stake on line of tract No. 4 of said Estate; thence with line of tract No. 4 of said Estate N. 54.30 E. 419 feet to the beginning corner, containing One (1) acre, more or less, and being a portion of Tract No. 4 of the T.J. Farmer Estate, plat by H.S. Brockman, Surveyor, dated June 4, 1938.

The above lot is the identical property as conveyed to the mortgagor by T.A. Farmer by deed dated February 17, 1939, recorded in the S.C. Office for Greenville County in Deed Book 210, at page 151.

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.

*Paid Feb. 12, 1964
Greer Federal Savings & Loan Assoc.
By: [Signature]
Assistant Secretary
Witness:
[Signatures]*

RECORDED AND CANCELLED BY REC-174 BY [Signature] 1/14/64
OFFICE FOR GREENVILLE COUNTY
GREENVILLE, S. C. 29601