

JAN 26 4 25 PM 1955

OLLIE FARNSWORTH  
R.M.C.

USL—FIRST MORTGAGE ON REAL ESTATE

### MORTGAGE

State of South Carolina

COUNTY OF Greenville

TO ALL WHOM THESE PRESENTS MAY CONCERN: We, Alton R. Smith and Kathleen B. Smith

(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 THOUSAND TWO HUNDRED  
DOLLARS (\$4,200.00), 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 Chick Springs, Township, located near the City of Greer and South therefrom, lying on the North side of Hill Street, being known as Lot No. 19 on an amended plat made for J. Waymon Smith by H.S. Brockman, Surveyor, dated July 20, 1954, and having the following courses and distances: BEGINNING on an iron pin on the North side of Hill Street at west end of street; thence with Meuse's line N. 48.30 E. 264 feet to an iron pin; thence down branch 115 feet to an iron pin; thence S. 48.30 W. 320 feet to an iron pin on Hill Street; thence with the street N. 41.15 W. 100 feet to the beginning corner, and being all of that lot of land conveyed to us, the mortgagors by J. Waymon Smith by deed dated October 6, 1954, and also shown on plat referred to above recorded in Plat Book HH, at page 79.

This mortgage is first in priority to that certain mortgage to be executed by the mortgagors to F.L. Crow, it being agreed by all parties that the mortgage to F.L. Crow is inferior as to the lien on the above lot.

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.