

USL—FIRST MORTGAGE ON REAL ESTATE

MORTGAGE

State of South Carolina }
 COUNTY OF Greenville }

1944 5 4

TO ALL WHOM THESE PRESENTS MAY CONCERN: I, A.D. Wall,

(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 DOLLARS (\$ 5,000.00), 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 two miles west from Greer and on the North side of the U.S. Super Highway No. 29, being shown as a part of Lot No. 4 on a plat of the W.E. Dill land, said plat prepared by J. Earle Freeman, Surveyor, August 21, 1925, and having the following courses and distances:

BEGINNING at a point in the center of the North bound lane of said highway, joint corner of Lots Nos. 4 and 5 on said plat, and runs thence with the common line of Lots Nos. 4 and 5 N. 24.30 W. 115 feet to an iron pin or pipe on the northern edge of the right-of-way of said highway; thence continuing N. 24.30 W. 423 feet more to an iron pin across branch; thence down the branch S. 26.19 W. 102.5 feet to an iron pin in said branch; thence a new line S. 24.30 E. 355 feet to an iron pin on the northern edge of the right-of-way of said highway; thence continuing S. 24.30 E. 115 feet to a point in the center of the North bound lane of said highway; thence with the center of said highway lane N. 67.30 E. 80 feet to the beginning corner, and being all of that lot of land conveyed to the mortgagor herein by R.P. Wall by deed dated April 17, 1944, recorded in the R.M.C. Office for Greenville County in Deed Book 401, at page 351.

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, contained in or on the premises, and the Mortgagor hereby warrants that all such fixtures and equip-