

USL—FIRST MORTGAGE ON REAL ESTATE

MORTGAGE

State of South Carolina

COUNTY OF GreenvilleFILED
GREENVILLE CO. S. C.

MAR 12 12 44 PM 1955

OLLIE FARNSWORTH
R. M. C.

TO ALL WHOM THESE PRESENTS MAY CONCERN: J.T. Farmer and Mary P. Farmer

(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 SIX HUNDRED
DOLLARS (\$ 4,600.00), 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 Oneal

Township, located on the West side of the Pennington Road, about eight miles North from the City of Greer, bounded on the North by lands of Sallie A. Crain, on the East by said road and Sallie A. Crain, on the South and West by lands of L.A. Pittman, containing 1.13 acres, more or less, and having the following courses and distances: BEGINNING at a point in the center of the Pennington Road (on nail & stopper), iron pin on bank thereof, and runs thence with the Crain line N.42.15 W. 298 feet to an iron pin; thence S. 8.10 W. 300 feet to an iron pin; thence S. 78.20 E. 243 feet to a point in the center of said road (nail & stopper at point), iron pin on bank of the road; thence therewith N. 2.30 E. 126 feet to the beginning corner, and being all of that land conveyed to the mortgagors by L.A. Pittman, by deed dated August 6, 1955, recorded in the R.M.C. Office for Greenville County in Deed Book 536, at page 73.

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.