

USL—FIRST MORTGAGE ON REAL ESTATE

MORTGAGE

FILED
GREENVILLE CO. S. C.
MAY 22 3 18 PM 1956

State of South Carolina

COUNTY OF Greenville

OLLIE FARNSWORTH
R. M. C.

TO ALL WHOM THESE PRESENTS MAY CONCERN: I, M.O. Pennington,

(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

NINE HUNDRED THIRTY DOLLARS (\$930.00), with interest thereon from date at the rate of Seven 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 the City of Greer, in Chick Springs Township, lying on the South side of Arlington Avenue and on the West side of Miller Street, bounded on the South by Mrs. T.W. Glenn and on the West by lands of T.N. Clement, having the following courses and distances: BEGINNING at an iron pin on the West side of Miller Street, Glenn's corner, and runs thence with the west side of Miller Street 102 feet to Arlington Avenue; thence with the south side of Arlington Avenue in a westerly direction 199 feet to an iron pin, Clement's corner; thence with Clement's line in a southerly direction 86 feet to an iron pin, back corner of Glenn's lot; thence with the line of the Glenn lot in an easterly direction 187 feet to the beginning corner, and being all of that property conveyed to the mortgagor by W.F. and Margueritte W. Burnett by deed dated June 25, 1945, recorded in the R.M.C. Office for Greenville County in Deed Book 277, at page 159.

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.