

JUL 20 2 45 PM 1956

OLLIE FARNSWORTH
R. M. C.

BOOK 685 PAGE 233

USL—FIRST MORTGAGE ON REAL ESTATE

MORTGAGE

State of South Carolina

COUNTY OF Greenville

TO ALL WHOM THESE PRESENTS MAY CONCERN: I, J. Roy Loftis

(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

SEVENTY-FIVE HUNDRED-----
DOLLARS (\$ 7500.00), with interest thereon from date at the rate of five (5%)

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 about 2 miles north from the City of Greer, lying on the north side of the Ballenger Road and on the east side of the Greer-Oneal Road, also known as Memorial Drive Extension, having the following courses and distances: BEGINNING on a nail and stopper in the center of the Greer-Oneal Highway at the intersection with the Ballenger Road, and runs thence along the Greer-Oneal Highway N. 50.30 W. 61 feet to a point in the center of said highway (stake on the eastern bank thereof); thence N. 0.30 W. 269 feet to a stake; thence N. 89.15 E. 200 feet to a stake; thence approximately S. 0.30 E. 300 feet to a stake (iron pin) on the southern margin of the Ballenger Road; thence along said road S. 88 W. 180.6 feet to the beginning corner.

Also all of that adjoining parcel or lot of land adjoining the above described lot and lying on the western side thereof, having the following courses and distances: BEGINNING on an iron pin on the northern margin of the Greer-Oneal Road, corner with Lot No. 1-B, shown on a plat by H.S. Brockman for W. Dennis Smith, dated April 5, 1955, and runs thence with the line of said lot N. 18.56 E. 205.4 feet to a stake at corner of above lot; thence with line of above lot S. 0.30 E. 269 feet to the Greer-Oneal Road (stake on bank thereof); thence with said road N. 56.03 W. 84.1 feet to the beginning corner.

All of the above property is the same as conveyed to me, the mortgagor, by W. Dennis Smith by deed dated July 14, 1956, to be recorded herewith.

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.

SATISFIED AND CANCELLED OF RECORD

DAY OF

R. M. C. FOR GREENVILLE COUNTY, S. C.

AT O'CLOCK P. M. NO.