

USL—FIRST MORTGAGE ON REAL ESTATE

MORTGAGE

FILED
MAR 2 1 38 PM 1961
CLERK OF COURTS
GREENVILLE, S.C.

State of South Carolina

COUNTY OF Greenville

TO ALL WHOM THESE PRESENTS MAY CONCERN: We, Horace L. Cassell and Alice K. Cassell, (hereinafter referred to as Mortgagor) SEND(\$) 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 Hundred DOLLARS (\$500.00), 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, Oneal Township, near Double Springs Baptist Church, bounded by lands of W.A. Howell, Kirt Howell, Dean Edwards and E.R. Few, and having the following courses and distances, to wit:

Tract No. 1: Beginning on a stone, Few and Edwards corner, and running thence with the Edwards line, N. 89-49 E. 268.5 feet to an iron pin on said line; thence N. 25-30 E. 702 feet to an iron pin on the north side of a gully; thence down the north side of the gully, N. 53-45 E. 389 feet, N. 67-50 E. 166 feet, and N. 75-30 E. 185 feet to an iron pin on north side of said gully; thence N. 26-18 W. 842 feet to an iron pin; thence S. 76-45 W. 703 feet to a stone near a large oak; thence with the Few and Edwards line, S. 14-15 W. 1109 feet to a stone, Few's corner; thence S. 10-05 E. 492 feet to the beginning corner, containing 28 Acres, more or less.

Tract No. 2: Beginning on a stone near a large leaning oak, and running thence N. 76-30 E. 703 feet to an iron pin; thence N. 26-18 W. 123 feet to the center of a branch, witness by two small maples; thence up the branch in a westerly direction 616 feet to a point in the branch near a large white oak; thence S. 7-40 W. 258 feet to the beginning corner, containing 2.50 Acres, more or less.

This is the same property conveyed to the Mortgagors by deed of Roy and Frances Elder, recorded in Deed Book 545, page 42, R.M.C. Office for Greenville County.

This mortgage is in addition to that already held by the said Greer Federal Savings and Loan Association.

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.