

US1—FIRST MORTGAGE ON REAL ESTATE

MORTGAGE

State of South Carolina

COUNTY OF Greenville

JUL 13 1961

TO ALL WHOM THESE PRESENTS MAY CONCERN: We, Fred O. Plemmons and
Beatrice B. Plemmons, (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

Eleven Thousand -----
DOLLARS (\$ 11,000.00) 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, Chick Springs Township, near the Pleasant Grove Baptist Church about one mile southwest of the City of Greer, on the south east side of the Brushy Creek Road (Highway S.-94), and being shown on plat of property made for John H. Greer by John A. Simons, Registered Surveyor, dated May, 1960, and subsequently revised, recorded in plat Book PP, page 121, R.M.C. Office for Greenville County, and having the following courses and distances, to-wit:

BEGIN ING at an iron pin on the southeastern side of the Brushy Creek Road, (Highway S-94), at the corner of a 10 foot strip owned by Joseph Tyminski, and running thence along the Tyminski line, S. 39-53 E. 211.4 feet to an iron pin on the line of Lot No. 21; thence along the line of that lot, and continuing, N. 51-20 E. 105 feet to an iron pin on the line of other property of John H. Greer; thence along the Greer line, N. 37-30 W. 227.3 feet to an iron pin on the southeastern side of Highway S-94; thence along the southeastern side of Highway S-94, S. 43-20 W. 115 feet to the beginning corner.

This is the same property conveyed to the mortgagors herein by John H. Greer by deed dated May 29, 1961, 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.