

USL—FIRST MORTGAGE ON REAL ESTATE

MORTGAGE

State of South Carolina

JUN 12 3 32 PM 1962

COUNTY OF Greenville

CHIEF CLERK

TO ALL WHOM THESE PRESENTS MAY CONCERN: We, James D. Greer and Mildred

A. Greer,

(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

Five Thousand -----

DOLLARS (\$ 5000.00), 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 Milford Baptist Church, and lying on the west side of the Groce Meadow Road, and on the north side of an unimproved road, being shown on a plat made for Grover C. Parsons by H.S. Brockman, Surveyor, September 19, 1958, recorded in the R.M.C. Office for Greenville County, and having the following courses and distances, to-wit:

BEGINNING on an iron pin (old corner) on the north side of unimproved road, corner with L.B. Long, and runs thence along said road, N. 86-02 E. 872.6 feet to nail in center of Groce Meadow Road (iron pin on west bank at 25 feet); thence along the center of said Groce Meadow Road, N. 7-34 W. 1003.3 feet to a nail; thence with the center of road, N. 8-04 W. 209 feet to a nail in center of bridge over creek; thence continuing with said road, N. 2-21 W. 228.5 feet to a nail (iron pin on west bank at 43 feet); thence N. 82-30 W. 136.3 feet to an iron pin; thence S. 4-09 W. 577 feet to an iron pin; thence N. 30-51 W. 489.5 feet to an iron pin; thence S. 10-09 W. 1069 feet to an iron pin by black gum on or near branch; thence S. 16-16 W. 299 feet to the beginning, containing 18.31 acres, more or less.

This is the same property conveyed to the mortgagor herein by W. Dennis Smith by deed recorded in Deed Book 615, page 48, R.M.C. Office for Greenville County.

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.