

USL—FIRST MORTGAGE ON REAL ESTATE

MORTGAGE

State of South Carolina

COUNTY OF Greenville

TO ALL WHOM THESE PRESENTS MAY CONCERN: We, Marshall A. Howell and

Margie B. Howell,

(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

Ninety-six Hundred Seventy-five and 00/100 -----
DOLLARS (\$ 9,675.00), 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, on the south side of Lancaster Avenue in the City of Greer, being shown and designated as Lot No. 132, less a small triangle off the southeast corner of Lot No. 132, plus a small triangle off Lot No. 133 (northwest corner) on a plat of the W.H. Brockman Estate, recorded in Plat Book H, page 132, R.M.C. Office for Greenville County, and according to a recent survey by T.C. Adams, recorded in Plat Book WW, page 97, the lot as a whole has the following courses and distances, to-wit:

BEGINNING at a point on Lancaster Avenue, the joint front corner of Lots Nos. 131 and 132, said point being 140 feet from the intersection of Lancaster Avenue and Brockman Street, and running thence with Lancaster Avenue, S. 78-00 E. 80 feet to an iron pin; thence S. 17-46 W. 199.5 feet to an iron pin; thence N. 75-38 W. 60 feet to an iron pin, joint rear corner of Lots Nos. 131 and 132; thence with the joint line of said lots, N. 12-00 E. 196 feet to the point of beginning.

This is the same property conveyed to the mortgagors herein by Robert H. Burnette and Betty N. Burnette by deed dated December 24, 1965, 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.