

USL—FIRST MORTGAGE ON REAL ESTATE

ELLIE FARNSWORTH
MORTGAGE

State of South Carolina

COUNTY OF Greenville

TO ALL WHOM THESE PRESENTS MAY CONCERN: We, Thomas Martin and Lillie

Bell Martin,

(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

Three Thousand - - - - -
DOLLARS (\$ 3,000.00), with interest thereon from date at the rate of Seven (7%)
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, containing 2.44 acres, more or less, being known as Tract No. 4 of the John Greer and Frances Greer Estate according to plat of said Estate, dated December 12, 1941, recorded in Plat Book "M", page 67, R. M. C. Office for Greenville County, and having the following metes and bounds and courses and distances, to-wit:

BEGINNING at a point in the center of highway leading to Greer, and northeast corner of Tract No. 5 and in line of Tract No. 1 and following the same center of said highway and line of Tract No. 1, N. 2 W. 30.7 feet to a point in the center of said highway; thence N. 4-25 E. 200 feet to a point at corner of Tract No. 3; thence along the line of Tract No. 3, N. 79-35 W. 300 feet to an iron pin; thence continuing along the western line of Tract No. 3, N. 10-25 E. 170 feet to an iron pin in line of Tract No. 2; thence along the line of Tract No. 2, N. 79-35 W. 152.3 feet to an iron pin in line of Tract No. 6; thence along the line of Tract No. 6, S. 2-00 W. 522 feet to an iron pin in line of Tract No. 5; thence along the line of Tract No. 5, S. 79-40 E. 50.9 feet to an iron pin; thence continuing along the line of Tract No. 5, N. 80-20 E. 373.8 feet to the beginning point at center of highway leading to Greer.

This is the same property conveyed to Thomas Martin and Lillie Bell Martin by deed of Lillie Bell Martin recorded in Deed Book 447, page 35, R.M.C. Office for Greenville County.

Excluding, however, from the above described tract that certain lot conveyed by the mortgagors to Leland Martin, shown by record of deed in Volume 753, at page 61, 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.