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CLLIE F. WORTH
R.M.C.

BOOK 1090 PAGE 88

USL—FIRST MORTGAGE ON REAL ESTATE

MORTGAGE

State of South Carolina

COUNTY OF Greenville

To All Whom These Presents May Concern: I, William Warren Wilson,

(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

Twenty-one Hundred-----
DOLLARS (\$ 2100.00), with interest thereon from date at the rate of Six & three-fourths (6-3/4%) 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, approximately 4 miles north of the City of Greer, on the south side of Gap Creek Road, containing 38.69 acres, more or less, as shown on a plat of property prepared for Louis A. Smith by John A. Simmons, Registered Surveyor, dated March 9, 1962, and recorded in Plat Book AAA, page 23, R.M.C. Office for Greenville County, and having the following courses and distances:

BEGINNING at a nail in Gap Creek Road (iron pin on bank at 15 feet) and runs thence Due South 716 feet to an iron pin; thence S/6-26 W. 1313 feet to an iron pin; thence S. 57-55 W. 410.5 feet to an iron pin; thence N. 75-20 W. 520 feet to an iron pin on east bank of South Tyger River; thence crossing a bend in said river, N. 16-10 W. 364 feet to an iron pin; thence N. 20-45 E. 2100 feet to a nail in center of Gap Creek Road (iron pin back on line at 24 feet); thence with said road, S. 58-55 E. 414 feet to the point of beginning.

ALSO, all that other certain parcel or tract of land containing 21.27 acres, more or less, adjoining that above described, and being the greater portion of Tract No. 5 of the S. D. Mosteller Estate and being shown on a plat thereof recorded in Plat Book J, page 249, R.M.C. Office for said county and having the following courses and distances, to-wit:

BEGINNING at an iron pin on the south side of the Gap Creek Road, corner of Tracts Nos. 5 and 6, and running thence along the line of said tracts, S. 20-08 W. 2126 feet to a stake on the north bank of South Tyger River, thence up said river as the line to a stake on the north bank, corner of Tract No. 7; thence along the line of Tract No. 7, S. 88-50 W. 113 feet to a stake; thence N. 21-58 E. 1630 feet, more or less, to an iron pin, corner of the Burnett line; thence along the Burnett line, S. 65-02 E. 402 feet to an iron pin; thence continuing along the Burnett line, N. 20-08 E. 556.6 feet to the Gap Creek Road; thence along said road, S. 49-38 E. approximately 60 feet and S. 59-32 E. 98 feet to the beginning corner.

The Tract last described is the same property conveyed to the mortgagor by deed of Connie G. Mosteller, et al., 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.