

APR 19 4 46 PM 1954

BOOK 1090 PAGE 169

USL—FIRST MORTGAGE ON REAL ESTATE

GREENVILLE

# MORTGAGE

State of South Carolina

COUNTY OF Greenville

To All Whom These Presents May Concern: I, Marie M. Williams,

(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 Twelve Thousand and Five Hundred-----

DOLLARS (\$12,500.00), with interest thereon from date at the rate of Six & three-fourths per centum per annum, said principal and interest to be repaid as therein stated, and (6-3/4%)

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, School District 285, in the City of Greer, on the south side of West Poinsett Street and the east side of Howell Street, being shown on a plat of property of John W. Millwood, prepared by H.S. Brockman, Surveyor, April 23, 1954, recorded in Plat Book HH, page 91, R.M.C. Office for Greenville County, and having the following courses and distances: BEGINNING at the southeastern corner of the intersection of West Poinsett Drive with Howell Street, and running thence with the eastern edge of Howell Street, S. 16-36 W. 66.1 feet to an iron pin; thence S. 67-00 E. 91.8 feet to an iron pin; thence N. 7-58 E. 103.4 feet to an iron pin; on southern edge of West Poinsett Street; thence therewith, S. 87-43 W. 80 feet to the beginning corner, bounded on the north by West Poinsett Drive, on the east and south by Heyward E. Duncan, and on the west by Howell Street.

ALSO, All those parcels or lots of land in the City of Greer, Chick Springs Township, said County and State, located on the east side of Sherwood Street, formerly Bomar Street, and on the west side of Walker Street, formerly Moore Street, known and designated as Lots Nos. 1 and 17 on plat of property made for E. G. Ballenger and J.G. Ballenger by H.S. Brockman, Surveyor, dated July 12, 1950 (said lots lie on the southside of a strip of land originally reserved for an extension of Hubert Street but never opened for street purposes).

LOT NO. 17: BEGINNING on a stake in eastern margin of Sherwood Street, joint corner of Lots Nos. 16 and 17 on said plat, and runs thence with the common line of these lots, S. 65-21 E. 189.9 feet to a stake; thence N. 27-04 E. 72.8 feet to stake on southern margin of strip reserved for Hubert St. Ext.; thence with southern margin of said strip, N. 67-34 W. 197.5 feet to stake at intersection with Sherwood Street; thence with said street, S. 16-45 W. 65 feet to beginning.

LOT NO. 1: BEGINNING on a stake on southwest corner of Walker Street and strip reserved for Hubert St. Ext., and runs thence N. 67-34 W. 198 feet to stake, northeastern corner of Lot No. 17; thence S. 64-41 E. 197.1 feet to stake on the western margin of Walker Street; thence with Walker Street, N. 28-41 E. 10 feet to the beginning corner, being the same property conveyed to C.G. and Marie M. Williams by John W. Millwood, et al., recorded in Deed Bk. 674, page 536, and by deed of C.G. Williams to Marie M. Williams ~~XXXXX~~ recorded ~~XXXXXX~~ IN Deed Book 713, Page 112, 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 herefrom, 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.

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