

USL—FIRST MORTGAGE ON REAL ESTATE

MORTGAGE

FEB 20 1 23 PM '54

State of South Carolina

COUNTY OF Greenville

TO ALL WHOM THESE PRESENTS MAY CONCERN: I, W.A. Merritt,

(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

Four Thousand Five Hundred DOLLARS (\$ 4,500.00), 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, in Oneal

Township, lying about three miles North from the City of Greer and on the North side of the Ansel School Road, being all of lots Nos. 1 and 2 on a plat of property made for W.A. Merritt by H.S. Brockman, Surveyor, dated October 17, 1950, and having the following courses and distances: BEGINNING on an iron pin on the northern edge of the Ansel School Road, corner with Thelma Garrett, and runs thence with the northern edge of said road N. 50.56 E. 146.4 feet to a stake at intersection of the Ansel School Road with a street; thence along the western edge of street N. 4.43 E. 107 feet to a stake, corner of lot No. 3 on said plat; thence S. 69.30 W. 133.2 feet to a stake; thence S. 50.56 W. 200 feet to a stake on line of Thelma Garrett's land; thence with her line S. 53.18 E. 200 feet to the beginning corner, containing One (1) acres, more or less, and being all of that lot of land conveyed to me by Agnes M. Holliday by deed dated October 27, 1950, recorded in Deed Book 422, at page 337 in the R.M.C. Office for Greenville County, and being a portion of that tract conveyed to me by M.A. Mason by deed dated September 25, 1947, recorded in Deed Book 321, at page 257.

Together will 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.

Paid Feb. 19, 1954.

*Witness:
Nannie C. Brown
Greer, S.C.*

Greer Federal Savings + Loan Assoc.

*By: Donald J. Robinson
Asst. Sec.*

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Greer, S.C.*

4:20 P.M. 2/19/54