

OCT 23 4 12 PM 1951

USL—FIRST MORTGAGE ON REAL ESTATE

MORTGAGEOLLIE FARNSWORTH
R. M. C.

State of South Carolina

COUNTY OF Greenville

TO ALL WHOM THESE PRESENTS MAY CONCERN: I, Roy Talley,

(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

FIVE THOUSAND

DOLLARS (\$ 5,000.00), 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, containing fifty-eight and thirty-six one-hundredths (58.36) Acres, known as a portion of the Gilreath land, located on the public road leading from Fairview School to Gilreath's mill, three miles northwest from Greer, on the Waters of Clear Creek, and heretofore in the possession of J. A. Talley, bounded on the North by lands of J. D. Beacham; on the East by lands of M. M. Bramlett; LeRoy Bramlett and Willie Bramlett; on the South by lands of Sam Rushton and F. T. Owens; and on the West by lands of J. D. Beacham. Said tract of land is particularly described according to a plat prepared by H. S. Brockman, Surveyor, on the 7th day of September 1933, as follows, to wit:

BEGINNING at an iron pin on the road leading from Fairview School to Gilreath Mill, the southeastern corner of said tract, and running thence with said road North 13 degrees East 511.7 feet to a stone; thence North 5 degrees East 712 feet to an iron pin; thence North 4 degrees and 30 minutes East 870 feet to an iron pin; thence South 77 degrees and 25 minutes West 1731 feet to an ash; thence South 25 degrees and 5 minutes West 292.5 feet to a persimmon; thence South 4 degrees and 25 minutes West 574 feet to a hickory; thence North 89 degrees East 228 feet to an iron pin; thence South 30 degrees and 30 minutes East 151.3 feet to poplar; thence South 58 degrees and 17 minutes East 200 feet to a sweet gum; thence South 80 degrees and 50 minutes East 458.5 feet to an iron pin; thence South 8 degrees and 15 minutes West 366.4 feet to an iron pin; thence South 75 degrees East 759 feet to the beginning corner.

This is the same property conveyed to me by Lula R. Talley, et al, by deed dated October 27, 1950, recorded in the R.M.C. Office for Greenville County in Deed Book 422, at page 151.

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.

Dec. 30
Ollie Farnsworth
439 R. 27036