

USL—FIRST MORTGAGE ON REAL ESTATE

FILED GREENVILLE, CO. S.C.

MORTGAGE

JUN 23 12:35 PM 1963

State of South Carolina

COUNTY OF Greenville

TO ALL WHOM THESE PRESENTS MAY CONCERN: I, B. C. Jones,

(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

Thirty-five Hundred and no/100 - - - - - DOLLARS (\$3500.00), with interest thereon from date at the rate of six

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 the City of Greer, on the east side of Pelham Street, and being a part of the same conveyed to Z. M. H. Jones by deed from John T. Taylor, Feb. 15th, 1900, and recorded in Deed Book JJJ at page 14, and being known and designated as Lot No. 1 on plat of property of M. H. Jones Estate, prepared by H. S. Brookman, Surveyor, September 30th, 1939, and having the following courses and distances, to-wit:-

Beginning on a stake on the east side of Pelham Street on the property edge of the street curb, and runs thence S 54-46 E 264 feet to a stone, old corner; thence N 54-20 E 75.5 feet to a stake on A. H. Brookman's line and corner of Lot No. 5; thence with the line of Lot No. 5 and 2 N 56-57 W 294.7 feet to a stake on the east side of Pelham Street, and corner of Lot No. 2; thence with Pelham Street S 33-03 W 60 feet to the beginning corner.

The above being the same conveyed to me by Jessie Jones, et al, by deed dated October 12th, 1939, and recorded in Deed Book 216, page 280.

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.

Paid Oct. 2, 1963

Greer Fed. Sav. + Loan Assoc.
By: Donald S. Robinson

Witness
Lail E. Smith
Gary E. McManaw

RECORDED BY
OCTOBER 1963
Ollie Farnsworth
A. 10:01
A. 10453