

USL—FIRST MORTGAGE ON REAL ESTATE

NOV 15 4 22 PM '52

MORTGAGE

State of South Carolina }
COUNTY OF Greenville }

TO ALL WHOM THESE PRESENTS MAY CONCERN: I, **W. Dennis Smith,**

(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,

lying on the South side of the Ballenger Road, sometimes known as the Taylor Road, about 2½ miles North from the City of Greer, known and designated as Lot No. 2 on a plat of property made for W. Dennis Smith by H.S. Brockman, Surveyor, dated July 29, 1952, to be hereafter recorded, and having the following courses and distances: BEGINNING on an iron pin in said road, corner with Mamie Ballenger's land, and runs thence with the line of this property S. 22.53 E. 195 feet to a stake, joint rear corner of Lots Nos. 2 and 4; thence with the common line of these lots S. 83.40 W. 199.5 feet to a stake on the East side of a new cut road or street; thence with the eastern edge of said road or street N. 19.45 W. 205 feet to a stake on the South side of the Ballenger road; thence along said Ballenger Road N. 87.20 E. 191 feet to the beginning corner, and being a portion of that property conveyed to me Herman J. Bruce and Corrie J. Staton by deed dated June 7, 1952, recorded in the R.M.C. Office for Greenville County in Deed Book 459, at page 172.

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. 29 1952

Witness:
Kathleen J. Stokes
Jean Hawkins

Greer Federal Savings + Loan Assn.
By *Marion E. Lanford*
Secretary - Treas.

7 Nov 52
Miss J. ...
1125 A. 2757