

USL—FIRST MORTGAGE ON REAL ESTATE

MORTGAGE

State of South Carolina

COUNTY OF Greenville

TO ALL WHOM THESE PRESENTS MAY CONCERN: We, Phillip Franklyn Young and Ruth McElrath Young,

(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 EIGHT THOUSAND

DOLLARS (\$8,000.00), with interest thereon from date at the rate of Five (5%) 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, Chick Springs Township, being shown and designated as Lots Nos. 2 and 3 on a plat of property made for the Mrs. Hattie Payne state by H.S. Brockman, Surveyor, dated October 16, 1946, and having the following courses and distances: BEGINNING on an iron pin on the North side of Fairview Avenue at inner edge of sidewalk and joint corner with lot No. 1, and runs thence with common line of lots Nos. 1 and 2 N. 8.00 W. 155 feet to an iron pin on line of lot No. 9 of the Mountain View Heights plat; thence along the line of lot No. 9 N. 85.18 W. 120 feet to an iron pin, joint corner of Lot No. 5 on Mountain View Heights plat; thence with the line of lot No. 5 S. 8.00 W. 155 feet to an iron pin at inner edge of sidewalk on the North side of Fairview Avenue; thence thence with S. 83 E. 120 feet to the beginning corner, and being all of that lot of land described in deed recorded in the R.M.C. Office for Greenville County in Deed Book 441, at page 86.

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.