

USL—FIRST MORTGAGE ON REAL ESTATE

MORTGAGE

State of South Carolina

COUNTY OF Greenville

TO ALL WHOM THESE PRESENTS MAY CONCERN: We, J.A. Kinion and Rosalee Kinion,

(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 Chick Springs,

Township, about one-fourth mile South from the City of Greer and on the South side of Grive Street, known and designated as Lot No. 39 on a plat of property known as Pleasant Heights made for I.B. Dobson, et al, by H.L. Dunahoo, Surveyor, dated September 4, 1950, recorded in the R.M.C. Office for Greenville County in Plat Book "T", at pages 274-275, reference to said plat and record thereof being expressly made for a complete and detailed description of said lot. Said lot has a front and rear width of 100 feet and an uniform depth of 185 feet, and is the same property conveyed to the mortgagors by Roy M. Dobson by deed dated May 1, 1954, recorded in the R.M.C. Office for Greenville County in Deed Book 499, at page 97.

Also, all of that other lot or parcel of land in Greenville County, South Carolina, in the City of Greer, located on the northwestern side of the Brusjy Creek Road, known and designated as Lot No. 41 on a plat of the Grace W. Schilletter property made by H.L. Dunahoo, Surveyor, dated September 29, 1947, recorded in the R.M.C. Office for Greenville County, having the following courses and distances: BEGINNING at the joint corner of lots Nos. 40 and 41 on the eastern side of an unnamed street or road, and runs therewith N. 5.45 E. 50 feet to the corner of lot No. 42; thence with the dividing line of lots Nos. 41 and 42 in a southeasterly direction 150 feet to an iron pin at corner of lot No. 46 on line of lot No. 42; thence with line of lot No. 46, same course, 87 feet to an iron pin on the edge of Brushy Creek Road S. 30.30 W. 55 feet to stake, corner of lot No. 40; thence with dividing line of lots Nos. 40 and 41 northwesterly 212 feet to the beginning corner, and being all of that lot of land as described in deed to J.A. Kinion by Margaret M. Green dated November 11, 1948, recorded in Deed Book 369, at page 4, in the R.M.C. Office for Greenville County.

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 March 21, 1952

When Robert Kinion...

By: [Signature]

REGISTERED AND CANCELLED OF RECORD
DAY OF April 1952
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 10 O'CLOCK P.M. 1952