

USL—FIRST MORTGAGE ON REAL ESTATE

MORTGAGE 7 4 51 PM 1954

State of South Carolina

OLLIE FARNSWORTH
R.M.C.

COUNTY OF Greenville

TO ALL WHOM THESE PRESENTS MAY CONCERN: I, Robert A. Green,

(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 ONE THOUSAND

DOLLARS (\$ 1,000.00), 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 Oneal Township, located about three miles northeast of the City of Greer, lying on the southwest side of the Gap Creek Road, being known and designated as tracts Nos. 3, 4 and 5 on a plat of property made for the C.M. Ponder Estate by H.S. Brockman, Surveyor, dated October 30, 1954, to be hereafter recorded, and having the following courses and distances:

BEGINNING at a point in the center of said Gap Creek Road (stake on South side thereof and corner with O.L. McC Carson), and runs thence S. 26.35 W. 298.5 feet to a stake; thence S. 16.00 E. 1345.5 feet to an iron pin; thence S. 84.35 E. 766 feet to a stake; thence N. 23.45 E. 649.5 feet to a point in the center of the Gap Creek Road (iron pin on southwest bank thereof); thence along the center of said road N. 40.15 W. 1150 feet to a bend; thence continuing with the center of said road N. 71 W. 540 feet to the beginning corner, containing 32.2 acres, more or less, and being all of that tract of land conveyed to the mortgagor herein by Bank of Greer, as Executor of the Estate of C.M. Ponder, by deed dated November 24, 1954, to be recorded herewith.

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.