

FILED
GREENVILLE CO. S. C.

USL—FIRST MORTGAGE ON REAL ESTATE

MORTGAGE

State of South Carolina

OLLIE FARNSWORTH
R. M. C.

COUNTY OF Greenville

TO ALL WHOM THESE PRESENTS MAY CONCERN: I, Robert Eugene 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 Twelve Hundred -----

DOLLARS (\$ 1200.00), 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, Chick Springs Township, on the east side of State Highway No. 14, or Pelham Road, about 3 miles southwest from the City of Greer, being a part of Tract No. 3 of the S.R. Smith property, and having courses and distances according to survey by H.S. Brockman, Surveyor, as follows, to wit:

Beginning at a point in the center of said road, corner of Tracts Nos. 3 and 4, and running thence with the line thereof, S. 88.45 E. 240 feet to an iron pin; thence a new line, S. 13.23 E. 200.4 feet to an iron pin; thence N. 88.45 W. 210 feet to a point in the center of said road (iron pin back on line at 26.4 feet); thence with the center of said road, N. 21.50 W. 210 feet to the beginning corner.

This is the same property conveyed to Robert Eugene Smith by deed of Gordon Smith, recorded in Deed Book 476, page 269, R.M.C. Office for Greenville County, and this is a ~~third~~ mortgage to one now held by the said Greer Federal Savings and Loan Association.

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 June 4, 1957
Greer Federal Savings & Loan Assoc.
By: Fred L. Crow Pres.
Witness:
Margaret A. Gantt
Elizabeth C. Crum*

*June 57
Ollie Farnsworth
10:46 A 13710*