

BOOK 635 PAGE 178

U.S.L.—FIRST MORTGAGE ON REAL ESTATE

MORTGAGE

FILED
GREENVILLE CO. S. C.

APR 22 4 37 PM 1955

OLLIE FARNSWORTH
R.M.C.

State of South Carolina

COUNTY OF Greenville

TO ALL WHOM THESE PRESENTS MAY CONCERN: I, **Milton Stephens,**

(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

FIFTEEN THOUSAND

DOLLARS (\$ 15,000.00), 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 Butler Township, located near and on the North side of the Pelham Road, about eight miles from the City of Greenville and near Rocky Creek Church, having the following courses and distances: BEGINNING at a point 259.9 feet North from the Pelham Road, and runs thence along a county road leading to Woodruff, S.C. N. 6.30 W. 1177 feet across a creek to an iron pin; thence S. 75 W. 566.3 feet to an iron pin in a branch; thence S. 42.30 W. 132 feet to an iron pin; thence S. 75.30 W. 209.2 feet to an iron pin; thence S. 32 E. 251 feet to an iron pin; thence S. 55.40 E. 469 feet to an iron pin; thence S. 25 E. 468 feet to an iron pin; thence N. 82.15 E. to the beginning corner, containing 13.36 acres, more or less, and being all of that property conveyed to the mortgagor herein by Frank Stephens and Oia Stephens Harris by deed dated July 19, 1952, recorded in the R.M.C. Office for Greenville County in Deed Book 459, at page 336. Plat thereof recorded in Plat Book T, page 443, R.M.C. Office for said 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.