

USL—FIRST MORTGAGE ON REAL ESTATE

MORTGAGE

MAR 8 2 41 PM '11

State of South Carolina

COUNTY OF Greenville

TO ALL WHOM THESE PRESENTS MAY CONCERN: I, Hubert J. Waters,

(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 Thousand -----
DOLLARS (\$12,000.00), 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 Oneal Township, about two miles northward from the City of Greer, on the North side of the Ballenger Road at the intersection of said road with the Greer-Oneal Highway, containing 2.77 Acres, more or less, and having the following courses and distances, to wit:

Beginning at a point in the center of the Greer-Oneal Road (stake 20 feet from center on bank), corner of W. Dennis Smith property, and running thence with the Smith line, N. 0.30 W. 269 feet to a stake; thence N. 89.15 E. 400 feet to a stake; thence S. 0.31 E. 305 feet to a point in Ballenger Road (stake on north bank of said road); thence with said road, S. 89.45 W. 170 feet to a turn, and S. 88.00 W. 180.5 feet to a point at the intersection of the Ballenger Road and the Greer-Oneal Highway; thence with said highway, N. 50.30 W. 61 feet to the beginning corner.

This is the same property conveyed to Hubert J. Waters by deed of Herman J. Bruce and Corrie J. Staton, recorded in Deed Book 448, page 529, R.M.C. Office for Greenville County, less that portion thereof conveyed to Loftis.

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 fixed to the premises in any manner, it being the intention of the parties hereto that all such fixtures and equip-

[Faint, illegible text and stamps at the bottom of the page, likely recording information.]