

USL—FIRST MORTGAGE ON REAL ESTATE

FILED
GREENVILLE CO. S. C.

MORTGAGE

FEB 17 4 41 PM 1956

State of South Carolina }
COUNTY OF Greenville

OLLIE FARNSWORTH
R. M. C.

TO ALL WHOM THESE PRESENTS MAY CONCERN: I, Charles M. Elrod,

(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

TEN THOUSAND
DOLLARS (\$ 10,000.00), 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 the City of Greer and in Chick Springs Township, located on the West side of Pine Street, being known and designated as Lot No. 51 on a plat of property known as Westmoreland Circle, recorded in the R.M.C. Office for Greenville County, and having the following courses and distances: BEGINNING on a stake on the West side of Pine Street and on the South side of Barbare Avenue, and runs thence along said avenue N. 87.50 W. 145 feet to a stake; thence S. 2.10 W. 60 feet to a stake; thence S. 87.50 E. 145 feet to a stake on the West side of Pine Street; thence therewith N. 2.10 E. 60 feet to the beginning corner, and being all of that lot of land conveyed to the mortgagor by Claude M. Hemphill by deed dated October 24, 1950, recorded in the R.M.C. Office for Greenville County in Deed Book 422, at page 36. See plat referred to above on record in said R.M.C. Office in Plat Book T, at page 198.

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.