

USL—FIRST MORTGAGE ON REAL ESTATE

MAY 22 1 31 PM 1956

**MORTGAGE**  
R. M. C.

State of South Carolina

COUNTY OF Greenville

TO ALL WHOM THESE PRESENTS MAY CONCERN: I, N. W. Frady

(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

Five Thousand Dollars (\$5,000.00)

DOLLARS (\$) , with interest thereon from date at the rate of five

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 Chick Springs Township, lying on the North side of the New Super Highway No. 29 about one mile West from the corporate limits of the Township of Greer, being all of Lots Nos. 10, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23 and 24 on a plat of property of W. E. Dill Estate, prepared by S. C. Moon, April, 1940, which plat is recorded in the R.M.C. Office for Greenville County, S. C., in Plat Book J at page 199 and according to said plat having the following metes and bounds to wit:

BEGINNING at an iron pin on the Northeast corner of Lot No. 24 and runs thence South  $23\frac{1}{2}$  E 835 feet to an iron pin on the corner with Lot No. 10; thence with the dividing line of Lots 9 and 10 S  $28\frac{1}{4}$  E 225 feet to an iron pin on the Northern side of U.S. Highway No. 29; thence along the edge of said highway No. 29 S 67 W 581 feet to an iron pin; thence N  $24\frac{3}{4}$  W 770 feet to an iron pin; thence N  $41\frac{1}{4}$  E 638 feet to beginning corner, contain 12.44 acres more or less.

This is the same property conveyed to the mortgagor N. W. Frady, by J. W. Frady, by deed dated April 4, 1956, recorded in the R.M.C. Office for Greenville County in Deed Book 549, at page 343. J. W. Frady joins in the execution of this mortgage on account of reservation contained in said deed. Excluding and excepting, however, from the above description that certain lot of land conveyed by J.W. Frady to P.G. Frady, as shown by record of deed in the R.M.C. Office for Greenville County in Deed Book 296, at page 247.

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.