

USL—FIRST MORTGAGE ON REAL ESTATE

MORTGAGEFILED
GREENVILLE CO. S. C.

SEP 10 1 54 PM 1957

OLLIE FARNSWORTH
R. M. C.

State of South Carolina

COUNTY OF GreenvilleTO ALL WHOM THESE PRESENTS MAY CONCERN: **I, Fred J. Rector,**

(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

Thirteen Thousand -----

DOLLARS (\$**13,000.00**), with interest thereon from date at the rate of **Five and one-half (5½%)** 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, Oneal Township, on the northeast side of State Highway No. 14 (Mosteller Road), about Two and one-half miles northward from the City of Greer, and being a portion of Tract No. 6 of the Green Rector Estate, and having the following courses and distances, to-wit:

BEGINNING at an iron pin in an old road at the intersection of State Highway No. 14, corner of Harold Pollard's tract, and running thence along said old road, N. 56-10 E. approximately 330 feet to a fence; thence along said fence in a northwesterly direction about 175 feet to another fence; thence with said fence in a southwesterly direction about 255 feet to a culvert under State Highway No. 14 at the intersection of the Ansel School Road; thence along the said State Highway No. 14, S. 35 E. approximately 150 feet to the beginning corner, and being a portion of the property conveyed to Fred J. Rector by deed of Ella F. Bright, et al., recorded in Deed Book 290, page 406, R.M.C. Office for Greenville County.

The above described lot of land is the same upon which the said Fred J. Rector is constructing a new dwelling house, and is all of the boundary included within the said fencing and extending to the Pollard line on the northeast and State Highway No. 14 on the southwest side, with approximately 40 feet in the rear of the dwelling under construction.

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.