

USL—FIRST MORTGAGE ON REAL ESTATE

OCT 1 2 09 PM 1950

MORTGAGE

State of South Carolina

COUNTY OF Greenville

TO ALL WHOM THESE PRESENTS MAY CONCERN: **I, E.D. Durham,**

(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

Eight Hundred and Fifty -----
DOLLARS (\$ **850.00**), 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, Chick Springs Township, about one mile east from Chick Springs, lying on the northern side of the old Chick Springs Road, and being shown as a part of Lot No. 71 as shown on plat of property of T.W. Dill Estate, prepared by S.C. Moon, Surveyor, October, 1940, and being bounded on the northeast by part of Lot No. 71, on the southeast by said road, on the southwest by lot sold by Mrs. Clara M. Stroud to James W. and Ponnie P. Broadus, and on the northwest by Lot No. 70, having the following courses and distances, to-wit:

BEGINNING on a point in the center of the above named road, joint corner of the Broadus lot, and runs thence with the line of the Broadus lot, N. 32-50 W. 205.8 feet to an iron pin on the line of Lot No. 70; thence with the line of Lot No. 70, N. 60-00 E. 90 feet to an iron pin on the said line; thence a new line, S. 32-50 E. 201 feet to a point in the center of said road (iron pin on the northern bank of the road); thence with the center of the said road, S. 57-10 W. 90 feet to the beginning corner, containing one-half ($\frac{1}{2}$) acre, more or less.

This is the same property conveyed to E.D. Durham by deed of F.L. Crow, dated August 24, 1951, and recorded in Vol. 440, page 389, R.M.C. Office for Greenville County.

This mortgage is in addition to one now held by the said Greer Federal Savings and Loan Association.

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.