

USL—FIRST MORTGAGE ON REAL ESTATE

MORTGAGE DEC 2 17 PM 1958

OLLIE FARNWORTH R.M.C.

State of South Carolina }
COUNTY OF Greenville

TO ALL WHOM THESE PRESENTS MAY CONCERN: I, Thomas E. Steading,

(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

Fifteen Hundred -----
DOLLARS (\$ 1500.00), 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, Austin Township, containing 77.30 acres, more or less, according to survey and plat of the Mahaffey Property by W.H. Riddle, Surveyor, dated November 21, 1935, and having the following courses and distances, to-wit:

BEGINNING at an iron pin or stake in branch, joint corner of property (now or formerly) of W.C. Steading and W.P. Griffith, and running thence continuously with branch as line, N. 58-15 E. 188 feet; N. 39-15 E. 330 feet, N. 54-30 E. 240 feet, N. 4-30 W. 110 feet, N. 75-3 E. 439 feet, and N. 35-00 E. 258 feet to a stone on southern bank of Enoree River; thence with said River as the line, S. 63-45 E. 314 feet, N. 66-45 E. 350 feet, S. 79-30 E. 534 feet to a stone on southern bank of said river and cornering with property (now or formerly) of Fletcher Pinson; thence with the line of Pinson and a branch separating the two properties, S. 55-15 W. 257 feet to a poplar on branch; thence S. 39-00 W. 380 feet, S. 30-15 W. 1028 feet; S. 9-00 E. 94 feet; S. 35-15 W. 168 feet to a stake; thence leaving said branch, S. 57-00 E. 369 feet to an iron pin; thence corssing a public road, S. 29-20 W. 669 feet to an iron pin; thence S. 14-48 E. 727 feet to sweet gum on northern bank of a branch, corner with property (now or formerly) of the T.B. Snow Estate; thence with the branch as the line, N. 51-30 W. 232 feet, N. 54-30 W. 251 feet, N. 74-45 W. 194 feet, S. 54-30 W. 203 feet, S. 39-00 W. 471 feet ; thence N. 81-45 W. 17 feet to a stake or iron pin on southern bank of branch; cornering with property of W.C. Steading; thence with the line of Steading, N. 2-30 W. 200 feet to a stake; thence N. 1-00 E. 900 feet to a stake on southern edge of public road; thence N. 18-05 W. 678 feet to a stake; thence N. 33-15 E. 311 feet to a holly; thence N. 34-50 W. 236 feet to a stake; thence N. 45-00 W. 238 feet to the point of beginning.

This is the same property conveyed to the mortgagor herein by Broadus Elder and Paul Willis, Executors, recorded in Deed Book 518, page 515, R.M.C. Office for Greenville County. 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.

Paid
Feb. 1, 1964
Greer Federal Savings & Loan Assoc.
By Fred L. Crowe, Pres.

wit:
Elizabeth C. Crain
Muriel Y. Hill

SATISFIED AND CANCELLED OF RECORD
21 OF *Mar*, 19*64*
Ollie Farnsworth
R. M. C. OFFICE FOR GREENVILLE CO., S. C.
AT 10:22 AM NO. 26784