

JUN 3 4 10 PM '66

BOOK 790-Page 261

USL—FIRST MORTGAGE ON REAL ESTATE

GREENVILLE COUNTY

MORTGAGE

State of South Carolina

COUNTY OF Greenville

TO ALL WHOM THESE PRESENTS MAY CONCERN: I, Joseph Eddie Farmer,

(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

Thirty-six Hundred -----

DOLLARS (\$ 3600.00), 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, Oneal Township, in the Village of Neal on the east side of the Rutherford Road, bounded on the north by S.M. Forrester, on the east by lands of Goodlet, and on the south by lands of Few and Beacham, known as the gin lot, and others, and on the west by the said Rutherford Road leading from Oneal to Berry's Mill, and having the following metes and bounds, to-wit:

BEGINNING at a stake in the center of the Rutherford Road, common corners of the tract hereinafter described, and the Few and Beacham lot, and running thence N. 70-20 E. 118 feet to an iron pin; thence S. 82-20 E. 85 feet to an iron pin; thence S. 45-30 E. 200 feet to a stake near the southwest side of the County road; thence N. 85-30 E. 143.8 feet to an iron pin; thence N. 5-07 E. 239 feet to an iron pin; thence N. 80-45 W. along the Forrester line, 455.5 feet to a stake in the center of the Rutherford Road, said road leading from Oneal to Berry's Mill; thence S. 14-15 W. 221 feet to the point of beginning, containing 2.30 acres, more or less, being more fully described by plat prepared by H.S. Brockman, June 4, 1946, and designated as Lot No. 5 thereon.

This is all of that property conveyed to the mortgagor herein by Pauline B. Bull by deed recorded in Deed Book 557, page 536, 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.

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