

USL—FIRST MORTGAGE ON REAL ESTATE

MORTGAGE

State of South Carolina
 COUNTY OF Greenville

GREENVILLE CO. S. C.

JAN 27 3 19 PM 1961

CITY OF GREENVILLE
S. C.

TO ALL WHOM THESE PRESENTS MAY CONCERN: I, H. P. McManus,

(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

NINE THOUSAND -----

DOLLARS (\$ 9,000.00), 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 and in the City of Greer, being shown and designated as Lot No. 157 on a plat of property made for H. P. McManus by H. S. Brockman, Surveyor, dated January 21, 1959, and having the following courses and distances, to-wit:

BEGINNING, on an iron pin at the corner of Hunt Street and Overbrook Drive, and runs thence with the margin of Overbrook Drive, S. 81-04 E. 70.1 feet to an iron pin, corner of Lots Nos. 157 and 159; thence with the common line of Lots Nos. 157 and 159, S. 12 W. 168.7 feet to an iron pin on line of Lot No. 158; thence N. 78-00 W. 70 feet to an iron pin on the eastern margin of Hunt Street; thence with the margin of that street, N. 12-00 E. 165 feet to the beginning corner.

The above described lot is a portion of that property conveyed to the mortgagor by J. H. Sitton, J. H. Sitton, Jr., and Mary Ellen Yeargin, by deed dated January 16, 1956, recorded in Deed Book 543, page 361, 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.