

USL—FIRST MORTGAGE ON REAL ESTATE

MORTGAGE JULY 25 4 54 PM 1961

State of South Carolina
COUNTY OF Greenville

TO ALL WHOM THESE PRESENTS MAY CONCERN: I, Frank B. Woodruff,

(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-five Thousand ---
DOLLARS (\$ 35,000.00), with interest thereon from date at the rate of Five & three-fourths (5-3/4%) 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, lying on the west side of Finley Avenue and on the south side of McDade Avenue, being in the City of Greer, shown as Lots Nos. 4 and 5 on a plat of property made for Nancy W. Finley by Terry T. Dill, Surveyor, and having the following courses and distances:

BEGINNING on an iron pin on the west side of Finley Avenue, joint corner of Lots Nos. 3 and 4 on said plat, and runs thence with the common line of Lots Nos. 3 and 4, S. 88-45 W. 149.3 feet to an iron pin on line of Harry Parker's lot; thence with his line and D.V. Duncan's line, N. 1-15 W. 229.4 feet to an iron pin on the south side of McDade Avenue; thence with the margin of this street, N. 84 E. 121.7 feet to an iron pin; thence curving with the intersection of McDade Avenue and Finley Avenue (the chord of which is S. 47-25 E.) 35 feet to an iron pin on Finley Avenue; thence with the margin of Finley Avenue, S. 2-00 E. 123.6 feet to an iron pin, corner of Lots Nos. 4 and 5; thence continuing with the margin of Finley Avenue, S. 1-15 E. 100 feet to the beginning.

This is the same property conveyed to Frank B. Woodruff by Nancy W. Finley by deed dated July 28, 1961, to be recorded herewith.

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 Dec. 31, 1964
Greer Federal Savings & Loan Assoc.
Dr. Frank B. Woodruff
Trustee Secretary*

*SATISFIED AND
Ollie Farnsworth
11186*

*Witness:
Emma and Nedine
Frank B. Woodruff*