

USL—FIRST MORTGAGE ON REAL ESTATE

MORTGAGE

FILED
GREENVILLE CO. S. C.

APR 24 3 37 PM 1962

OLLIE F. WORTH
R.M.S.

State of South Carolina

COUNTY OF Greenville

TO ALL WHOM THESE PRESENTS MAY CONCERN: **We, Thomas L. Walker and Josie B. Walker**

(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

SIX THOUSAND THREE HUNDRED DOLLARS (\$ 6300.00), with interest thereon from date of 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, Butler Township, lying on the southeast side of the Pelham Cross-Roads Road about two miles south from Pelham, and having the following courses and distances, to-wit:

BEGINNING at a nail and stopper in the center of the said road, and runs thence with the D.F. Smith line, N. 53-10 E. 25 feet to an old iron pin; thence continuing with the same course for a total distance of 1029 feet to a stake on the said line; thence N. 14-25 E. 269 feet to a nail and stopper in the center of another road (the Loop Road, iron pin back on line at 20 feet); thence with the center of the said road, S. 65-14 W. 375 feet to a bend; thence S. 61-29 W. 300 feet to a bend; thence S. 64-37 W. 100 feet to a bend; thence S. 74-11 W. 100 feet to a bend; thence S. 84-51 W. 100 feet to a bend; thence S. 87-26 W. 300 feet to a point in the center of the said road (in front of home now or formerly of Rufus B. and Louise G. Atkins); thence S. 80-00 W. 213 feet to a nail and stopper in the center of the cross roads; thence with the center of the first named road, S. 49-00 E. 673.5 feet to the beginning corner, containing 9.58 acres, more or less.

This is the identical property conveyed to the mortgagors by Thomas Clarence Griffith, et al, by deed of even date and 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.