

OCT 5 7 31 PM 1947

## MORTGAGE

State of South Carolina

COUNTY OF Greenville

Attie

TO ALL WHOM THESE PRESENTS MAY CONCERN: I, Olea W. Smith,

(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 Hundred

DOLLARS (\$ 900.00), 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 Mt. Lebanon Community, lying on the east side of the Gowansville Road (also known as Wingo Road), and on the west side of a county road, being a part of what is known as the Briggs Property, being further shown as a part of the said tract as shown on a plat made by Dalton & Neves, October, 1947, having the following courses and distances, to-wit:

BEGINNING on a point in the center of the said Gowansville Road; at the intersection of said county road, and runs thence with the county road, S. 10-20 E. 100 feet to bend; thence S. 0-46 E. 433 feet to a bend; thence S. 24-48 E. 372 feet to a bend; thence S. 0-47 E. 184.5 feet to a point in the said road (iron pin on the east bank of the road at 12.8 feet); thence with the J. E. Henson line, N. 86-00 W. 882.2 feet to a point in the center of the Gowansville Road; thence with the Gowansville Road, N. 35-07 E. 1212.5 feet (the line calculated) to the beginning corner, containing 10.08 acres, more or less, being the same property conveyed to the mortgagor by G. B. Williams by deed recorded in Deed Book 611, page 422, R. M. C. Office for Greenville County.

ALSO, ALL that other parcel or tract of land adjoining that above described containing 10.57 acres, more or less, and having courses and distances according to survey and plat by J. Q. Bruce, Surveyor, as follows, to-wit: BEGINNING at an iron pin on the corner of this tract and the Farmer tract, and running thence along the Farmer line, N. 60-37 E. 773 feet to a point in the center of a surfaced county road, iron pin back on bank); thence with said road N. 1-24 E. 322.6 feet, more or less, to the line of the tract above described; thence along line of same, N. 88-43 W. 884.4 feet to the center of another surfaced road; thence along said road, S. 34-40 W. about 39 feet to the corner of the Farmer property; thence along line of same, S. 19-14 E. 192 feet, and S. 16-55 E. 564 feet to the beginning, being the same property conveyed to the mortgagor by Rosa Farmer, by deed to be recorded herewith.

This is a second mortgage over the tract first described to one now held by Greer Federal Savings and Loan Association and a first mortgage over the second tract described above.

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.