

USL—FIRST MORTGAGE ON REAL ESTATE

# MORTGAGE

State of South Carolina

COUNTY OF Greenville

FILED  
GREENVILLE CO. S. C.

NOV 29 1 38 PM 1962

OLLIE FARNSWORTH

TO ALL WHOM THESE PRESENTS MAY CONCERN:

We, ~~James B. Sudduth~~ and

Marjorie D. Sudduth,

(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

Ten Thousand -----

DOLLARS (\$ 10,000.00 ), 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, located about two miles south of the city of Greer, lying on the old Greenville-Spartanburg Road, being shown on a plat made for James B. Sudduth by John A. Simmons, Registered Surveyor, dated November 3, 1962, to be recorded, and having the following courses and distances:

BEGINNING on old stone corner and iron pin, the northernmost corner of the tract, and runs thence S. 39-19 W. 804.5 feet to old iron pin corner; thence S. 39-43 W. 1422.5 feet to old iron pin near large pine; thence S. 14-10 E. 1201.8 feet to an iron pin on a line of mortgagor's other property; thence with that line, N. 73-06 E. 297 feet to old stone corner and iron pin; thence S. 34-39 E. 331 feet to a point in the center of the Old Greenville Road; thence along the center of said road as follows: N. 44-21 E. 100 feet, N. 42-21 E. 100 feet, N. 35-41 E. 100 feet, N. 23-01 E. 100 feet, N. 23-01 E. 100 feet, N. 19-11 E. 100 feet, N. 23-41 E. 100 feet, N. 31-16 E. 100 feet, N. 33-56 E. 700 feet, N. 32-41 E. 500 feet and N. 28-48 E. 308.2 feet to a nail, old iron pin on east bank of road at 28.6 feet and iron pin on west bank of road at 32 feet; thence N. 32-17 W. 1177 feet to the beginning, containing 72.24 acres, more or less.

This is the same property conveyed to the mortgagors herein by Blue Ridge Land Company by deed dated November 17, 1962, 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 Date July 4, 1969  
Greer Federal Savings & Loan Assoc.

By: Eugene G. Gibson  
Asst. Sec. Treas.

Witness Tillie M. Ponder  
Elizabeth C. Crain

SATISFIED AND CANCELLED OF RECORD  
9 DAY OF July 1969  
Ollie Farnsworth  
R. E. C. FOR GREENVILLE COUNTY, S. C.  
AT 2:23 O'CLOCK P. M. NO. 629