

USL—FIRST MORTGAGE ON REAL ESTATE

APR 23 3 13 PM 1953

MORTGAGE

State of South Carolina

COUNTY OF Greenville

TO ALL WHOM THESE PRESENTS MAY CONCERN: We, F.M. James and Alma N.

James, (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 -----

DOLLARS (\$ 6000.00), 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, on the east side of the Rutherford Road and the north side of the Old Chick Springs Road, about one mile northward from Chick Springs, and being Lots Nos. 3 and 4 of the Ford H. and Ben H. Bishop Property according to survey and plat by H.S. Brodman, Registered Surveyor, dated May 29, 1948, and having the following courses and distances, to-wit:

BEGINNING, on an iron pin on the southern bank of the Old Chick Springs Road, Mike Miller's corner, and runs thence with the line of property formerly known as the Hardy Wright tract, and more recently as the Henry F. Payne Tract, N. 18-05 E. 189.3 feet to an iron pin on the said line; thence a new line, N. 85-00 W. 314 feet to a point in the center of the Rutherford Road (iron pin back on line at 17 feet); thence with the center of the said road, S. 5-00 W. 227 feet to a point in the said road and on the Mike Miller line; thence with the said line, N. 86-00 E. 274.5 feet to the beginning.

This is the same property conveyed to the mortgagors herein by Ben H. Bishop by deed recorded in Deed Book 591, page 396, 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 for 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.