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USL—FIRST MORTGAGE ON REAL ESTATE

OLLIE EDWARDS WORTH
MORTGAGE

BOOK 950 PAGE 118

State of South Carolina

COUNTY OF Greenville

TO ALL WHOM THESE PRESENTS MAY CONCERN: We, Wade Lewis Shearer and
Judith Brank Shearer, (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, Oneal Township, located on the south side of the Groce Meadow Road, having the following courses and distances:

BEGINNING on a point or nail in Groce Meadow Road, corner with lot now owned by Hoyt Dill, witnessed by Walnut tree on bank of road; thence with said road, N. 46 W. 393.7 feet to an iron pin; thence N. 33-05 W. 778 feet to a stake on the Parker line; thence with the Parker line, S. 50-30 E. 587.5 feet to an iron pin; thence N. 39-40 E. 586 feet to an iron pin; thence N. 44-40 W. 263.4 feet to an iron pin; thence N. 40-50 E. 150 feet to the beginning corner, containing 10.08 acres, more or less.

ALSO, ALL that other parcel or lots of land adjoining the above described tract, and having the following courses and distances:

BEGINNING on a nail or point in intersection of the Groce Meadow Road and road leading therefrom to Sandy Flat and runs thence S. 33-05 W. 798.6 feet to a point or nail in said road; thence S. 50-30 E. 210 feet to a stake; thence N. 33-05 E. 778 feet to an iron pin in the Groce Meadow Road; thence with said road, N. 46 W. 210 feet to the beginning corner, containing 3.70 acres, more or less.

This is the same property conveyed to the mortgagors herein by Floyd O. Brown and Martha H. Brown by deed recorded in the 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 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.