

DEC 14 4 54 PM 1967

BOOK 1079 PAGE 271

USL—FIRST MORTGAGE ON REAL ESTATE

OLLIE FARMGORTH
R. M. C.

MORTGAGE

State of South Carolina

COUNTY OF Greenville

TO ALL WHOM THESE PRESENTS MAY CONCERN: **McElrath & Tucker, Inc.**

(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 **Twelve Thousand-----**

DOLLARS (\$12,000.00), with interest thereon from date at the rate of **Six & one-half (6 1/2%)** 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, situated near the village of Pelham, containing 11.85 acres, more or less, and being shown on a plat of the property of Melvin E. Kirby by G. A. Wolfe, Registered Surveyor, dated August 26, 1967, and having the following courses and distances, to-wit:

BEGINNING at an iron pin on the southwest corner of the tract herein described, on line of J. T. Dempsey property, and running thence along the Dempsey line, N. 0-15 E. 662 feet to a stone; thence N. 54-15 W. 340 feet to a birch tree on bank of Big Rocky Creek, iron pin back on line at 30 feet; thence down the Big Rocky Creek as the line, the meander survey lines being N. 61-53 E. 161 feet, N. 24-14 E. 112 feet, N. 42-17 E. 132 feet, N. 64-59 E. 155 feet, S. 76-03 E. 117 feet and S. 49-15 E. 134 feet to an iron pin on the south bank of the creek; thence along the line of Dempsey property, S. 1-15 E. 1100 feet to an iron pin; thence N. 88-15 W. 387 feet to the beginning corner.

There is included herewith the easement 8 feet wide for a driveway to the above described lot from Greenville-Pelham Road.

This is the same property conveyed to McElrath & Tucker, Inc., by deed of Melvin Eston Kirby to be recorded herewith. Also see deed from Dora Cooper Hudson to the Mortgagor herein, dated December 11, 1967, 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.

SATISFIED AND CANCELLED OF RECORD

6th

DAY OF

June

1979

Daniela Jankowsky

R. M. C. FOR GREENVILLE COUNTY, S. C.

AT 10:47 O'CLOCK A. M. NO. 36096

FOR SATISFACTION TO THIS MORTGAGE SEE SATISFACTION BOOK 67 PAGE 110