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BOOK 1096 PAGE 15

USL—FIRST MORTGAGE ON REAL ESTATE

OLLIE FARNSWORTH
R. M. C.

MORTGAGE

State of South Carolina }

COUNTY OF Greenville }

To All Whom These Presents May Concern: We, James R. Gay and Mary B. Gay,

(hereinafter referred to as Mortgagor) SEND(\$) 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

Two Thousand-----
DOLLARS (\$ 2,000.00), with interest thereon from date at the rate of Seven (7%)
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 west side of Berry Road, and being shown as Lots Nos. 1 and 2 on plat of property of James A. Sizemore, made by H. S. Brockman, Surveyor, September 1, 1956, recorded in the R.M.C. Office for Greenville County in Plat Book NN, page 53, and having the following courses and distances:

BEGINNING at an iron pin on the west side of Berry Road, said pin being 140.1 feet north from the northwest corner of Berry Road and Stevenson Road and runs thence along the line of Lot No. 3, S. 69-45 W. 201.6 feet to an iron pin; thence N. 33-46 W. 220 feet to an iron pin; thence N. 69-45 E. 198 feet to an iron pin on the west side of Berry Road; thence along the west side of Berry Road, S. 34-45 E. 220 feet to the beginning corner. This is the same property conveyed to the mortgagors herein by deed of V.L. Bomar recorded in the R.M.C. Office for Greenville County.

ALSO, all of that other parcel or lot of land adjoining the above described lots, lying at the intersection of Berry Road and Stevenson Road, being all of Lot No. 3 as shown on the plat referred to above, and being all of that lot of land conveyed to the mortgagors by Melvin R. Launius by deed to be recorded along with this mortgage.

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.