

USL—FIRST MORTGAGE ON REAL ESTATE

RECORDED

1968 NOV 14 PM 3:38

R.M.C. SPARTANBURG, S.C.

MORTGAGE

State of South Carolina

COUNTY OF Spartanburg
COUNTY OF Greenville

To All Whom These Presents May Concern: We, Hubert C. Hill, Thelma Staggs

Hill and Ruth H. Staggs, ---- (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 Eleven Thousand & No/100 -----

DOLLARS (\$11,000.00), 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 Spartanburg, on the Holly Springs-Campobello Road, near Motlow School and Church, containing 37.72 acres, more or less, bounded by lands of Angus Fowler, Maurice Nodine and others, and consisting of two adjoining tracts, one of 17 acres conveyed to Hubert Hill and Thelma S. Hill by deed of Wilburn Henry Staggs, recorded in the R. M. C. Office for Spartanburg County, the same being a portion of Tract #5 of the Staggs property, according to a survey by J. Q. Bruce, Surveyor, dated September, 1942; the other tract containing 20.72 acres, more or less, conveyed to Thelma Staggs Hill by deed of J. J. Staggs and Ruth Staggs, recorded in Deed Book 18H, Page 495, R. M. C. Office for said county. Reference is hereby made to the said recorded deed for a more detailed description of the property. LESS, however, 1.4 acres conveyed to Angus Fowler by deed of Hubert C. Hill and Thelma S. Hill by deed recorded in Deed Book 32-P, Page 511, dated June 13, 1966, and recorded in the R. M. C. Office for Spartanburg County.

ALSO, all that other parcel or lot of land situated on the Gap Creek Road at the intersection of the Campobello Road, near Washington Baptist Church, Oneal Township, Greenville County, State of South Carolina, and having courses and distances according to a survey by W. N. Willis, Engineer, dated September 25, 1968, as follows, to-wit: BEGINNING on an old nail in the center of the Gap Creek Road, and running thence along the Gibson lot N. 54-20 E. 126 feet to an iron pin; thence N. 26-50 W. 247 feet, crossing the Campobello Road to an iron pin; thence S. 18 W. 193.5 feet to a nail; thence S. 31-45 E. 132 feet to the beginning corner, and being the same property conveyed to Hubert C. Hill by deed of W. P. and Darwin H. Gibson.

This mortgage is in addition to one previously given by the mortgagors herein to the mortgagee herein, the same being recorded in Mortgage Book 662, Page 401, R. M. C. Office for Spartanburg County, and Mortgage Book 1105, Page 32, 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.

Recorded
Dudley G. Hill
RMC

Det Book 179 page 1919
6-4-97

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