

USL—FIRST MORTGAGE AND REAL ESTATE PH '69

OLLIE FARNSWORTH  
R. M. C. **MORTGAGE**

State of South Carolina }

COUNTY OF GREENVILLE

To All Whom These Presents May Concern: I, F. Bruce Stokes, - - - -

- - - - - (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 - - - - -  
- - - - - Ten Thousand & No/100 - - - - -  
DOLLARS (\$10,000.00), with interest thereon from date at the rate of - - seven - - -  
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, O'Neal Township, on the west side of the Jordan Road, about six (6) miles northward from the City of Greer, containing 46.95 acres, more or less, and being bounded now or formerly by lands of Alex Stokes, Smiley Sloan, Wilson Sudduth and J. F. Ballenger Estate.

This property is known as the homeplace of the late Troy J. Stokes, and is the same land conveyed to him by deeds recorded in Deed Books 309, Page 405 - 345, Page 421 - and 407, Page 483, R. M. C. Office for Greenville County.

The said Troy J. Stokes died intestate on May 12, 1953, leaving as his heirs at law his wife, Cozie W. Stokes, Frankie Bruce Stokes, James Everette Stokes, Gerald Walker Stokes and Celia Jeanenne Stokes. The said Gerald Walker Stokes died intestate in 1962, unmarried and without children.

This mortgage is given to secure a portion of the purchase price for the property described above.

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.