

OLLIE FARNSWORTH
R. M. C.

USL—FIRST MORTGAGE ON REAL ESTATE

RECORDED

1969 AUG - 1 PM 2: 29

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

MORTGAGE

State of South Carolina }
COUNTY OF SPARTANBURG }
COUNTY OF GREENVILLE }

To All Whom These Presents May Concern: I, Maggie W. Greeno,

(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 eight (8%)
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 the 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 ^{Booth Springs Township} Spartanburg, located in or near the City of Greer, lying on the northeast side of State Highway No. 101, or Woodruff Road, being shown on a plat of property made for Mrs. Janie M. G. Waters by John A. Simmons, Surveyor, dated July 23, 1969, recorded in the R. M. C. Office for Spartanburg County, and having the following courses and distances:

BEGINNING on an iron pin on the right-of-way of said State Highway No. 101, the southwestern corner of the tract conveyed herein, and runs thence along line on property reserved by Janie M. G. Waters as follows: N. 28-50 E. 37.7 feet to iron pin, N. 39-45 E. 94 feet to iron pin, N. 40-55 W. 22 feet to iron pin, N. 37-39 E. 144.1 feet and N. 60-52 W. 50.5 feet to an iron pin; thence N. 60-52 W. 101 feet to an iron pin; thence N. 29-08 E. 176 feet to an iron pin; thence N. 78-20 E. 215 feet to an iron pin; thence S. 0-54 W. 275 feet to an iron pin; thence N. 60-52 W. 31.7 feet to an iron pin; thence S. 37-50 W. 300 feet to an iron pin on the right-of-way of State Highway No. 101; thence along the right-of-way of said Highway, N. 52-10 W. 126.5 feet to the beginning.

This is the same property conveyed to the mortgagor by deed of Janie M. G. Waters by deed recently recorded in the R. M. C. Office for Spartanburg County.

ALSO: All that parcel or lot of land in Chick Springs Township, Greenville County, State of South Carolina, located on Cannon Avenue, and having the following courses and distances, to-wit:

BEGINNING at a stake on Cannon Avenue on lot formerly owned by R. M. Hawkins, and runs thence N. 84 E. 58 feet to center of branch; thence down branch as the line 209 feet to a stake; thence with branch 151 feet to an iron spike on branch; thence N. 5 E. 16 feet to a stake on the north side of Cannon Avenue; thence N. 84 W. 293 feet to a stake, formerly W. A. Payne's corner; thence N. 22½ W. 174 feet to the beginning corner.

This is the same property conveyed to Worthy B. Greene and Maggie W. Greeno by deed of J. C. Clayton, recorded in Deed Book 529, Page 52, and 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 by deed of Worthy B. Greene to mortgagor, recorded in the R. M. C. Office for Greenville County.

THIS IS A PURCHASE MONEY MORTGAGE.