

JUL 8 4 23 PM '70

BOOK 1160 PAGE 149

OLLIE FARNSWORTH
R. M. C.

USL—FIRST MORTGAGE ON REAL ESTATE

MORTGAGE

State of South Carolina

COUNTY OF GREENVILLE

To All Whom These Presents May Concern: I, Essex Fowler, - - -

(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 -----

----- Three Thousand Three Hundred & No/100 -----
DOLLARS (\$ 3,300.00), 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 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 east side of Spring Street (formerly Frohawk Street), in the City of Greer, presently shown and designated in the Greenville County Auditor's Office on Tax Map G-14, Block 3, as Lot No. 40, and having the following courses and distances:

BEGINNING at a point on the eastern side of Spring Street approximately 361 feet from West Poinsett Street, joint front corner of property now or formerly of Charles Littlefield, and running thence east with the Littlefield line 209 feet to an iron pin; thence in a northerly direction with line of property now or formerly owned by Hawkins 80 feet, more or less, to an iron pin; thence west with a fence 209 feet to an iron pin on the east side of Spring Street; thence south with said street 59 feet to the beginning point.

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.