

USL—FIRST MORTGAGE ON REAL ESTATE

OLLIE FARNSWORTH  
R. H. C.

**MORTGAGE**

State of South Carolina }  
COUNTY OF GREENVILLE }

To All Whom These Presents May Concern: I, James Roscoe Greer, - - - -

(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 - - - -

- - - - - Four Thousand & No/100 - - - -

DOLLARS (\$4,000.00 ), 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 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, and having the following metes and bounds, to-wit:

BEGINNING at a stake in Rutherford Road, running thence N. 65 W. 8-00 chains to a stake; thence S. 25½ W. 2 chains to a stake; thence S. 49 E. 6.50 chains to a stake on road; thence along said Rutherford Road, N. 50 E. 4.18 chains to the beginning corner, containing two (2) acres, more or less. Bounded by lands formerly owned by J. H. Payne, J. B. Brookshire and Earnest Mack.

There is excluded from the above described property one (1) acre, more or less, previously conveyed by Butler Greer to Charles Butler Greer by deed recorded in Deed Book 389, Page 399, R. M. C. Office for Greenville County.

This is the same property conveyed to the mortgagor by deed of Butler Greer, recorded in Deed Book 875, Page 542, R. M. C. Office for Greenville County.

ALSO: All that parcel or tract of land in Greenville County, State of South Carolina, O'Neal Township, located about four miles northwest of the City of Greer and near the Lincoln High School, lying on the northwest side of the Jubilee School Road, shown on a plat of property made for Butler N. Greer by H. S. Brockman, Surveyor, dated July 1, 1970, and having the following courses and distances:

BEGINNING on an iron pin at the corner of the Jubilee Baptist Church property, and runs thence N. 61-45 E. 222 feet to an iron pin, Callahan's corner; thence N. 47-15 W. 109 feet to an iron pin; thence N. 61-45 E. 292.7 feet to an iron pin; thence S. 47-15 E. 99.7 feet to a nail in the center of the Jubilee School Road (iron pin back on line at 15 feet); thence along and with the center of said road, N. 24-48 E. 100 feet and N. 19-08 E. 103.8 feet to a nail (iron pin on northwest bank of road at 18 feet); thence N. 44-43 W. 400.4 feet to an iron pin; thence S. 57-30 W. 703 feet to an iron pin near branch; thence S. 45-15 E. 487 feet to the beginning, containing 7.10 acres, more or less.

This is the same property conveyed to the mortgagor by deed of Butler N. Greer, recorded in the 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.