

USL—FIRST MORTGAGE ON REAL ESTATE

SEP 1 12 47 PH '70

MORTGAGE FARNSWORTH
R. H. C.

State of South Carolina

COUNTY OF GREENVILLE

To All Whom These Presents May Concern: I, W. A. Waldrop, Jr., - -

(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 - -

- - - - Twenty-two Thousand Four Hundred & No/100 - - - -
DOLLARS (\$22,400.00), 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, on the northern side of Old Mill Road, near the City of Greenville, being shown as Lot No. 45 on plat of Edwards Forest Heights, recorded in Plat Book 000 at Page 89, and being more fully described as follows:

BEGINNING at an iron pin at the joint front corner of Lots 44 and 45, and running thence with the joint line of said lots N. 59-00 E. 99.7 feet; thence with the rear line of Lot 43 N. 88-31 E. 110 feet; thence with the rear line of Lot 42 S. 65-30 E. 62.6 feet to the joint rear corner of Lots 45 and 46; thence with the joint line of said lots S. 38-20 W. 172.3 feet to the joint front corner of said lots on Old Mill Road; thence with said Road N. 65-29 E. 62.1 feet; thence continuing N. 50-29 W. 95.8 feet; thence continuing N. 35-29 W. 23.9 feet to the beginning corner.

This is the same property conveyed to the mortgagor by deed of Oak, Inc., dated August 24, 1970, to be recorded herewith.

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.