

USL—FIRST MORTGAGE ON REAL ESTATE

MORTGAGEState of South Carolina }
COUNTY OF GREENVILLE }

To All Whom These Presents May Concern:

(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 & NO/100 ---

DOLLARS (\$ 22,000.00), with interest thereon from date at the rate of seven and one-half 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, located on the Northern side of Johnson Road and the Western side of Issaqueena Drive, and being shown and designated as Lot No. 6 on plat entitled "Jamestown Estates, Section #1", made by John A. Simmons, Surveyor, dated March 27, 1970, and recorded in Plat Book 4-F, Page 25, R. M. C. Office for Greenville County, and having, according to said plat, the following courses and distances, to-wit:

BEGINNING at the intersection of said two streets, and running thence N. 76-00 W. 135 feet to the joint front corner of Lots Nos. 5 and 6; thence as the common line of Lots Nos. 5 and 6, N. 13-18 E. 176 feet; thence S. 76-14 E. 127 feet to the western side of Issaqueena Drive; thence along said Drive, S. 2-50 W. 155 feet to an angle; thence S. 53-25 W. 31.8 feet to the beginning corner.

This is a part of property conveyed to Ratterree-James Insurance Agency, a Corporation, recorded in Deed Book 848, Page 120, and is the same property conveyed to the mortgagor, 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.