

FILED
GREENVILLE CO. S. C.

BOOK 1199 PAGE 518

USL—FIRST MORTGAGE ON REAL ESTATE

JUL 22 10 42 AM '71

OLLIE FARNSWORTH

MORTGAGE

State of South Carolina

COUNTY OF GREENVILLE

To All Whom These Presents May Concern: **Beddingfield Realty Co., Inc.**

(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

DOLLARS (\$ 100,000.00), 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, all that piece,

parcel or tract of land situate, lying and being on the Northern side of Old National Highway No. 29 (Rutherford Road), Greenville County, South Carolina, being a portion of the W. R. Gillespie Property shown on a plat thereof made by R. K. Campbell, Surveyor, recorded in the RMC Office for Greenville County, S. C. in Plat Book 000, page 139, and being shown on a plat of the Property of J. W. Melton & J. B. Fulp and W. B. Williams, Jr. made by Campbell & Clarkson, Surveyors, Inc. dated November 7, 1969, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Northern side of Old National Highway No. 29 at the corner of property now or formerly owned by W. R. Gillespie, and running thence along the Northern side of said Highway, S. 73-24 W., 80 feet to an iron pin; thence N. 34-52 W. 379.16 feet to an iron pin on the right of way of the Piedmont & Northern Railway Co.; thence along said right of way, N. 69-11 E., 15.06 feet to an iron pin; thence along said right of way N. 72-08 E., 97.8 feet to an iron pin; thence continuing along said right of way, N. 75-12 E., 97.7 feet to an iron pin; thence continuing along said right of way, N. 77-33 E., 38.8 feet to an iron pin; thence along line of property now or formerly owned by W. R. Gillespie, S. 8-36 E., 360.95 feet to an iron pin.

THIS same property conveyed to mortgagors in Deed Book 907, Page 84.

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.