

USL--FIRST MORTGAGE ON REAL ESTATE

REGULATION NO. 22
COMPLIED WITH
State of South Carolina
COUNTY OF GREENVILLE

MORTGAGE FILED GREENVILLE CO. S. C.

FEB 20 8 48 AM '73

DONNIE S. TANKERSLEY
R.H.C.

To All Whom These Presents May Concern: B. O. Thomason, Jr. and William M. Hagood, III as Trustees under Trust Agreement dated June 18, 1972
(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 Hundred Thirty-Five Thousand and No/100-----

DOLLARS (\$ 335,000.00), with interest thereon from date at the rate of eight 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 Southern side of East Washington Street, in the City of Greenville, being known and designated as Lots Nos. 1 and 2 on a plat of the Property of B. O. Thomason, Jr. and William M. Hagood, III, Trustees, dated June, 1972, prepared by Dalton and Neves Co., Engineers, recorded in Plat Book 4U, at Page 11 in the RMC Office for Greenville County and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southern side of East Washington Street at the joint front corner of Lot 1 and property of Gilfillin, and running thence with East Washington Street, S. 72-46 E. 60 feet to an iron pin; thence continuing with East Washington Street, S. 73-24 E. 60 feet to an iron pin, joint front corner of property now or formerly of Carolina Enterprises of Greenville, Inc. and Lot 2; thence with the joint line of said properties, S. 18-30 W. 175.9 feet to an iron pin; thence with line of Haywood Property, N. 69-58 W. 62.5 feet to an iron pin; thence N. 1-32 E. 12.8 feet to an iron pin; thence N. 69-28 W. 51 feet to an iron pin at the joint rear corner of Gilfillin property and Lot 1; thence with joint line of said properties, N. 17-29 E. 157.1 feet to the point of beginning.

This is the same property conveyed to the mortgagors by deed of Mary Frances McCall Smith, et al and by deed of Roy F. Hunt, Jr., et al, which are recorded in Deed Book 948 Page 365, and Deed Book 948, Page 371 in the RMC Office for Greenville County.

The Trustees have full power under Trust Agreement dated June 18, 1972, to mortgage the above-described property.

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.