

AFFIDAVIT
FILED Pre

FILED
GREENVILLE CO. S. C.

BOOK 1208 PAGE 126

USL—FIRST MORTGAGE ON REAL ESTATE

FEB 26 3 04 PM '73

MORTGAGE
BY IRVING C. TANKERSLEY
R.H.C.

State of South Carolina

COUNTY OF GREENVILLE

To All Whom These Presents May Concern: We, Everett D. Dempsey and Daisy A. Dempsey,

(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
- - - - - THIRTY-ONE THOUSAND NINE HUNDRED FIFTY AND NO/100 - - - - -

DOLLARS (\$ 31,950.00 - -), with interest thereon from date at the rate of seven and three-fourths per centum per annum, said principal and interest to be repaid as therein stated, and (7 3/4%)

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, being shown and designated as LOT NO. 12 on plat of Drexel Terrace, dated April 1, 1961, and prepared by Piedmont Engineering Service, recorded in the R. M. C. Office for Greenville County in Plat Book 02, Page 177, and being more particularly described with reference to said plat as follows:

BEGINNING at a point on the northerly side of Dellrose Circle at the joint front corner of Lots Nos. 11 and 12 and running thence along the northerly side of Dellrose Circle S. 32-18 W. 95 feet to a point, joint front corner of Lots Nos. 12 and 13; thence turning and running along the common boundary of said lots N. 40-15 W. 175.2 feet to a point, joint rear corner of Lots Nos. 12 and 13; thence turning and running along the rear line of Lot No. 12 N. 20-56 E. 121.3 feet to a point, joint rear corner of Lots Nos. 11 and 12; thence turning and running along the common boundary of said lots S. 37-30 E. 238.2 feet to the point of beginning.

Said lot is subject to protective covenants for Drexel Terrace recorded on April 7, 1961, in the R. M. C. Office for Greenville County in Deed Book 671, Page 355 and to building setback line as shown on said plat.

This is the same property conveyed to mortgagors herein by deed of Wiley M. Bailey, Jr. and Barbara D. Bailey 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.