

USL—FIRST MORTGAGE ON REAL ESTATE

MORTGAGE

State of South Carolina

COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: I,-- L. C. Pearson,

(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

ELEVEN THOUSAND AND NO /100

DOLLARS (\$ 11,000.00), with interest thereon from date at the rate of six 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, Chick Springs

Township, within the new City Limits of Greer, and being a part of the same property conveyed to L.C. Pearson and J.E. Campbell by 2 deeds, viz (1) Deed Lillian Farley Smith, April 22nd, 1946, and recorded in Vol. 305, at page 329; (2) deed from J.E. McCall, April 15th, 1946, recorded in Vol. 305, page 330, and having the following courses and distances, to-wit:-

Beginning on iron pin on the northern edge of old U S Highway #29, joint corner of lot in which L.C. Pearson conveyed his interest to J.E. Campbell, 11-15-51, and runs thence with the dividing line of said two lots, N 22-51 W one hundred fifty-two and seven-tenths (152.7) feet to I.P. on southern edge of right of way of U.S. Super Highway #29; thence with southern edge of said right of way, S 67-30 W seventy and three-tenths (70.3) feet to iron pin in southeastern intersection corner of Super Highway with Smith Road; thence with East edge of Smith Road, S 1-32 E Eighty-seven and five-tenths (87.5) feet to iron pin on northern edge of right of way old U S Highway (now Poinsett Drive); thence with the northern edge of said right of way, S 78-00 E one hundred twenty-five (125) feet to the beginning, and being approximately 2/3rds of lot #51 and about 1/4th of lot #50 of W.H. Brockman Estate, plat Book H p 132.

The interest of J.E. Campbell to me in said property was conveyed by deed dated Nov. 15th, 1951, and recorded in Vol. 447 page 208.

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.