

USL—FIRST MORTGAGE ON REAL ESTATE

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R. M. C.

**MORTGAGE**

State of South Carolina  
 Greenville &  
 COUNTY OF Spartanburg

TO ALL WHOM THESE PRESENTS MAY CONCERN: We, Alvin D. and Nellie E. Bowers, also known as Nellie M. Bowers  
 (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

NINE THOUSAND SIX HUNDRED  
 DOLLARS (\$ 9,600.00 ), with interest thereon from date at the rate of Six (6%)

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 Spartanburg, in Beech Springs

Township, lying on the west side of old S.C. Highway No. 101, near the City of Greer and southeast therefrom, being the southern one-half of Lot No. 2 as shown on a plat of property of H.P., O.C., and Emma K. Copeland, made by H.S. Brockman, Surveyor, dated September 4, 1936, and having the following courses and distances: Beginning at a point on the west side of said highway, midway between the corner of Lot No. 1 and 3, and runs thence with said highway S. 29.49 E. 68 feet to corner of lot No. 3 on said highway; thence S. 65.23 W. 200 feet to a point, rear corner of lot No. 3; thence N. 30.00 W. 65.8 feet, more or less, to rear corner of lot owned by M.L. Davis; thence with the Davis line N. 65.45 E. 200 feet, more or less to the beginning corner, and being all of that land conveyed to us, the mortgagors, by W.W. DeShields by deed dated August 9, 1947, recorded in the R.M.C. Office for Spartanburg County in Deed Book 14-D, at page 152.

Also, all of that other lot or parcel of land in Chick Springs Township of Greenville County, South Carolina, near the Pleasant Grove Baptist Church and southeast therefrom, known and designated as Lot No. 9 on a plat of property made for the W.A. Mullinax Estate by H.S. Brockman, Surveyor, dated October 31, 1952, recorded in the R.M.C. Office for Greenville County in Plat Book "T", at page 477, reference thereunto being expressly made for a complete and detailed description of said lot. This is the same lot of land conveyed to the mortgagors by Milton T. Smith by deed dated July 22, 1953, 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.