GREENVILLE CO. S. C.

FEB 6 4 27 PM 1964

OLLIE FARNSWORTH
R.M.C.

USL—FIRST MORTGAGE ON REAL ESTATE

BOOK 948 PAGE 199

MORTGAGE

State of South Carolina

COUNTY OF Greenville

TO ALL WHOM THESE PRESENTS MAY CONCERN: I, W.L. Ross,

(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 Twelve Thousand ----------

DOLLARS ($ 12,000.00), 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 Greenville, between Taylors and the City of Greenville, on the east side of Avon Drive and being Lot No. 22 of AVON PARK according to survey and plat by C.C. Jones and Associates, Engineers, dated November, 1956, and recorded in Plat Book KK, page 71, R.M.C. Office for Greenville County, and having the following courses and distances, to-wit:

BEGINNING at an iron pin on the eastern side of Avon Drive, at joint front corners of Lots Nos. 22 and 23, and running thence S. 84-18 E. 175 feet to an iron pin; thence N. 5-42 E. 90 feet to an iron pin; thence along the line of Lot No. 21, N. 84-18 W. 175 feet to an iron pin on Avon Drive; thence along the eastern side of Avon Drive, S. 5-42 W. 90 feet to an iron pin, the beginning corner.

This is the same property conveyed to the mortgagor herein by Fred A. Fuller, Jr. by deed dated February 3, 1964, 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.