

USL—FIRST MORTGAGE ON REAL ESTATE

MORTGAGE

FILED
GREENVILLE, CO. S. C.
MAR 1 12 22 PM '71
OLLIE FARNSWORTH
R. M. C.

State of South Carolina

COUNTY OF GREENVILLE

To All Whom These Presents May Concern: We, Fred O. Plemmons, Jr. and

Beautrice B. Plemmons, - - - (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 --

-- Two Thousand Four Hundred & No/100 --
DOLLARS (\$2,400.00), 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, Chick Springs Township, in the City of Greer, on the eastern side of the Brushy Creek Road and on the western side of a small branch, being a part of Tract No. 4, as shown on plat of property of N. M. Cannon made by H. S. Brockman, Surveyor, dated January 16, 1924, said tract originally containing 2.32 acres, and having the following courses and distances, to-wit:

BEGINNING on a point in the center of the said Brushy Creek Road and on the original Wood line, and runs thence with the center of the said road, S. 30-30 W. 194.7 feet to a bend; thence S. 51-15 W. 40 feet to a point in the said road in line with the northern edge of Buncombe Street; thence with the northern edge of Buncombe Street, N. 81-00 E. 156.7 feet to a stake in the edge of the said street and on the east side of the small branch; thence N. 13-44 E. crossing the said branch 199.2 feet to a stake on the original Wood line; thence with the said line, S. 77-00 W. 71.3 feet to the beginning point.

This is the same property conveyed to the mortgagors by deed of Raymond E. Hudson and Ruth D. Hudson, to be recorded herewith.

Plat of above property recorded in Plat Book SSS page 386.

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.