

MORTGAGE JAN 31 4 56 PM 1963

State of South Carolina

COUNTY OF GreenvilleOLLIE FARNSWORTH  
R.M.C.

TO ALL WHOM THESE PRESENTS MAY CONCERN: I, James Gus Morgan,

(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

Twenty-five Hundred, -----  
DOLLARS (\$2500.00), with interest thereon from date at the rate of Seven (7%)  
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, Oneal Township, about two miles west of Sandy Flat, lying on the south side of the road that leads off of and across State Highway No. 253 and to Travelers Rest, and being bounded on the north by the said road and lot of John H. Styles; on the east by lot now belonging to B.A. Crumley; on the south by other lands of Crumley and on the west by lands of Gus Morgan, and having the following courses and distances, to-wit:

BEGINNING on a nail and cap in the center of the said road, and joint corner of the B.A. Crumley lot, and runs thence with the line of said lot, S. 12-45 E. 250 feet to an iron pin; thence S. 77-20 W. 510 feet to a stake on the Gus Morgan line; thence with the said line, N. 9-00 E. 100.5 feet to an iron pin, John H. Styles corner; thence with the Styles line, N. 77-20 E. 342 feet to an iron pin; Styles corner; thence N. 12-45 W. 150 feet to a nail and cap in the center of the said road; thence with the said road, N. 77-20 E. 158 feet to the beginning corner, containing 1.75 acres, more or less.

This is the same property conveyed to the mortgagor herein by Ruth M. Carey (nee Ruth M. Morgan) by deed recorded in Deed Book 711, page 274, R.M.C. Office for Greenville County.

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.