

USL—FIRST MORTGAGE ON REAL ESTATE

# MORTGAGE

FILED  
GREENVILLE CO. S. C.

FEB 24 3 32 PM 1959

OLIVER L. WORTH  
A. D. 1959

State of South Carolina

COUNTY OF Greenville

To All Whom These Presents May Concern: I, J. Ralph Clement,

(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 Four Hundred Fifty & No/100** -----  
DOLLARS (\$9,450.00), 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, Chick Springs Township, on the south side of Lancaster Avenue in the City of Greer, designated as Lot No. 131 of the W. H. Brockman Estate, according to survey and plat by Dalton & Neves, Engineers, recorded in Plat Book "H", Page 132, R. M. C. Office for Greenville County, and being particularly designated and shown as the property of Seldon J. Cox, according to survey and plat by H. S. Brockman, Registered Surveyor, dated July 2, 1954, and having a frontage of 70 feet on Lancaster Avenue, a depth of 195.5 feet on the east side, a rear line of 70.08 feet, and a depth of 192 feet on the west side thereof.

This is the same property conveyed to the mortgagor by deed of Marshall B. Dendy and Jewell B. Dendy, to be recorded herewith in the 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.