

USI—FIRST MORTGAGE ON REAL ESTATE

OLLIE FARNSWORTH
MORTGAGE

State of South Carolina

COUNTY OF GREENVILLE

To All Whom These Presents May Concern: We, Charles E. Ricker and

Dorothy L. Ricker, - - - - (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 Thousand & No/100** - - - - -
DOLLARS (\$25,000.00), with interest thereon from date at the rate of - - **eight (8%)** - - 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, known and designated as Lots Nos. 60 and 61 of Section II of Gilreath Estates, as shown by plat thereof made by Piedmont Engineering Service, and recorded in the R. M. C. Office for Greenville County in Plat Book GG at Page 199, and having the following metes and bounds:

BEGINNING at an iron pin on the northern side of Beechwood Road (formerly known and shown on said plat as Long View Road), at the joint front corner of Lots 59 and 60, and running thence with said road, S. 77-30 E. 320.0 feet to an iron pin, joint front corner of Lots 61 and 62; thence with the line of Lot 62, N. 12-30 E. 280.00 feet to an iron pin in the rear line of Lot 66; thence with Lots 66, 67 and 68, N. 77-30 W. 320.0 feet to an iron pin at the rear corner of Lot 59; thence with Lot 59, S. 12-30 W. 280.0 feet to the beginning corner.

This is the same property conveyed to the mortgagors by deed of Robert F. and Dorothy C. Dorton, recorded in Deed Book 869, Page 481, 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.