

US1—FIRST MORTGAGE ON REAL ESTATE

OLLIE FARNSWORTH
R. M. C.

MORTGAGE

State of South Carolina

COUNTY OF GREENVILLE

To All Whom These Presents May Concern: I, James W. H. McDonald,

(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 & NO/100 - - - - -

DOLLARS (\$ 2500.00), 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) in 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, Butler Township, on Brookdale Avenue, known and designated as Lots Nos. 10 and 11 in Block I, on a plat of "Fair Heights", recorded in the R. M. C. Office for Greenville County, South Carolina, in Plat Book F, at Page 257. For a more particular description of said lots, reference to said plat is hereby made. LESS, HOWEVER, that portion of Lot No. 11 as has been cut off and made a part of the street on the side of said lot, and that portion of said lot is to be forever held open as a part of said street. This is the same property conveyed to the mortgagor by deed of Maggie Lee Haynes, recorded in Deed Book 303, Page 81, R. M. C. Office for Greenville County.

ALSO, all that parcel or lot of land near the City of Greenville, Greenville County, State of South Carolina, located on the Western side of Brookdale Avenue, and designated as one-half of Lot No. 9, Block I of "Fair Heights", a plat of which is recorded in the R. M. C. Office for Greenville County in Plat Book F, at Page 257, and having according to said plat the following metes and bounds, courses and distances, to-wit:

BEGINNING at an iron pin on the West side of Brookdale Avenue, joint corner of Lots Nos. 9 and 10, Block I, and running thence with the joint line of said lots, N. 58-40 W. 150 feet to an iron pin, rear joint corner of said lots; thence along the rear joint line of Lots Nos. 9 and 11, Block I, N. 31-20 E. 25 feet to a point; thence down the center of Lot No. 9, S. 58-40 E. 150 feet to an iron pin in the line of Brookdale Avenue; thence along the Western side of Brookdale Avenue, S. 31-20 W. 25 feet to the point of beginning.

This is the same property conveyed to the mortgagor by deed of E. M. McDonald, recorded in Deed Book 349, Page 277, R. M. C. Office for Greenville County.

This mortgage is in addition to one now held by Greer Federal Savings and Loan Association, recorded in Mortgage Book 1129, Page 137, 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.