

U.S.L. - 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, Billy Joe Carlton, - - -

(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 Mortgageor's promissory note of even date herewith, the terms of which are incorporated herein by reference in the sum of

TWO THOUSAND ONE HUNDRED FIFTY & NO/100

DOLLARS (\$2,150.00), 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, Chick Springs Township, located about three miles northwest from Greer on the north-west side of a new cut dirt road about one-fourth mile off or south of State Highway No. 415 (also known as Buncombe Road), and being shown as Lot No. 38 on a plat of property of the P. O. Copeland Estate, being recorded in the R. M. C. Office for Greenville County in Plat Book KK, Page 135, and having the following courses and distances, to-wit:

BEGINNING at a stake on the northwest side of said unnamed street, joint front corner of Lots Nos. 38 and 39, and running thence with the joint line of said lots, N. 72-10 W. 179.6 feet to an iron pin on the line of property now or formerly owned by Dennis Copeland, rear corner of Lots Nos. 37 and 38; thence with the joint line of said lots, S. 72-10 E. 180 feet to an iron pin in the northwest side of an unnamed street; thence with said street, S. 17-50 W. 100 feet to the beginning corner.

This is the same property conveyed to the mortgagor by J. P. Medlock by deed recorded in Deed Book 728, Page 151, 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 1090, Page 620, 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.