

USL—FIRST MORTGAGE ON REAL ESTATE

MORTGAGE

State of South Carolina

COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.

Nov 25 4 19 PM '69

OLLIE FARNSWORTH
R. M. C.

To All Whom These Presents May Concern: I, Nelson Lawton Stokes, Sr.,

(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 Mortgage's promissory note of even date herewith, the terms of which are incorporated herein by reference in the sum of - - -
- - - Twenty-one Thousand & No/100 - - - - -

DOLLARS (\$21,000.00), 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, according to a survey and plat by W. N. Willis, Engineer, dated June 18, 1969, of the property of T. M. Stokes Estate, containing 11.6 acres, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin at the intersection of South Carolina Highway No. 14, and County Road, and proceeding thence along said County Road, S. 76-22 E. 700 feet to a nail in said road; thence S. 76-45 E. continuing along said road 1,047 feet to a nail in road; thence S. 19 W. 77 feet to an iron pin; thence S. 54-42 W. 253 feet to an iron pin; thence S. 66-45 W. 267 feet to an iron pin; thence S. 87-30 W. 157 feet to an iron pin; thence S. 83-52 W. 224 feet to an iron pin; thence turning and proceeding N. 30-34 W. 214 feet to an iron pin along a gully; thence continuing N. 46-35 W. 300 feet to an iron pin; thence N. 51-25 W. 224 feet to an iron pin; thence N. 58-06 W. 413 feet to a nail in South Carolina Highway 14; thence along South Carolina Highway 14, N. 25-35 E. 15 feet to the point of beginning.

This is the same property conveyed to the mortgagor by deeds recorded in Deed Book 876, Pages 413, 415 and 418, 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.