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BOOK 1178 PAGE 148

USL—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: Walter, E. Rumminger and  
Gene Fisher, - - - (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 - - - -

- - - - Thirty-two Thousand & No/100 - - - -  
DOLLARS (\$32,000.00), 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, on the southeastern side of East North Street (also known as Old Spartanburg Road), being shown and designated as Lot No. 12 on plat entitled "Property of Walter E. Rumminger, Gene Fisher and Harold J. Seeley", dated June 6, 1967, by Charles K. Dunn and Dean C. Edens, recorded in the R. M. C. Office for Greenville County, South Carolina, in Plat Book QQQ at Page 172, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeastern side of East North Street at the joint front corner of Lots Nos. 12 and 2, and running thence S. 30-58 E. 875 feet to an iron pin in the line of property now or formerly owned by Gibson; thence with the line of Gibson property due north 150 feet to an iron pin; thence continuing with the line of Gibson property, N. 30-58 W. 723 feet to an iron pin on the southeastern side of East North Street; thence along East North Street, S. 64-00 W. 75 feet to an iron pin at the point of beginning.

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.