

USL—FIRST MORTGAGE ON REAL ESTATE

FILED
GREENVILLE CO. S.C.

MORTGAGE | 10 18 AM '71

OLLIE FARNSWORTH
R. M. C.

State of South Carolina }
COUNTY OF Greenville

To All Whom These Presents May Concern: I, Elmer B. Duncan, - -

(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

ELEVEN THOUSAND THREE HUNDRED & NO/100 - - - - -
DOLLARS (\$ 11,300.00 - -), with interest thereon from date at the rate of **seven & one-half (7½%)** 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, containing 24.2 acres, more or less, situated on the West side of the Glassy Mt. Road and the Coal Pitt Road, in the Pleasant Hill Community, Highland Township, being shown as Tracts Nos. 3 and 5 of the Property of H. B. Duncan, according to a plat by H. S. Brockman, R. S., Dated April 16, 1969, and having the following courses and distances, to-wit:

BEGINNING at a nail at the intersection of the Glassy Mt. Road and the Coal Pitt Road, and running thence along the Glassy Mt. Road, N. 29-40 W. 100 feet, N. 13-10 W. 100 feet and N. 6-55 W. 103 feet to an nail, corner of Tracts Nos. 3 and 4, iron pin on West bank at 33 feet; thence along the line of Tract No. 4 N. 85-04 W. 615 feet to a stake; thence along the line of Tract No. 4, N. 11-17 E. 408.5 feet to a stake on the Barton line; thence along the Barton line, N. 85-04 W. 551 feet to an iron pin; thence N. 1-45 E. 350 feet to an iron pin on John Lindsey line; thence along the Lindsey line, N. 83-00 W. 458 feet to a stone; thence S. 21-00 W. 737 feet to a stone; thence S. 64-00 E. 466 feet to an iron pin; corner of Tract No. 2; thence along the line of Tract No. 2, S. 75-25 E. 269 feet and S. 82-10 E. 526 feet to a stake on a farm road; thence along said road, S. 36-35 E. 150 feet, S. 38-25 E. 100 feet and S. 57-35 E. 100 feet to a stake; thence S. 62-15 E. 300 feet to a nail in the Coal Pitt Road; thence along said road, N. 34-55 E. 241 feet and N. 38-30 E. 66 feet to the beginning corner.

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.