

USL—FIRST MORTGAGE ON REAL ESTATE

BOOK 1207 PAGE 269
FILED
GREENVILLE, CO. S. C.
SEP 21 3 33 AM '71
OLLIE FARNSWORTH
R. M. C.

MORTGAGE

State of South Carolina }
COUNTY OF Greenville

To All Whom These Presents May Concern: We, Hubert B. Ellison and Patricia J. Ellison (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 **TWO THOUSAND & NO/100** DOLLARS (\$ 2,000.00 - -), 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, O'Neal Township, abput two miles Northeast of Sandy Flat Community on the Northern side of Groce Meadow Road, containing 74 acres, and more or less, and having the following metes and bounds, to-wit:
BEGINNING at an iron pin in the center of Groce Meadow Road and running thence, N. 26-45 E. 660 feet to an iron pin; thence, Northeasterly 280 feet to a point in fork of old read; thence N. 25-15 E. 1987 feet to a point in center of Dickey Mill Creek; thence with the meanders of said creek Northwesterly 500 feet, more or less, to a point in said creek; thence, continuing with the meanders of said creek, Southwesterly 1158 feet, more or less, to a point; thence leaving said creek, S. 65-09 W. 748 feet to an iron pin; thence S. 4-30 E. 1198 feet, more or less, to a stone; thence S. 15-00 W. 392 feet ot a point on line of (now or formerly) Paul E Mason; thence with the Mason line, S. 70-30 E. 210 feet to an iron pin; corner of (now or lermerly) James Green; thence with the line of Green, S. 81-05 E. 120 feet to an rion pin; thence continuing with the line of Green, S. 15-20 W. 232 feet to an iron pin in center of Groce Meadow Road; thence with the center of 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.
Groce Meadow Road, Easterly 611.16 feet to the point of beginning.