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GREENVILLE CO. S. C.
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BOOK 1236 PAGE 577

USL - FIRST MORTGAGE ON REAL ESTATE

OLLIE FARNSWORTH
MORTGAGE

State of South Carolina

COUNTY OF GREENVILLE

To All Whom These Presents May Concern: we, Garland G. Tapp and Sarah C. Tapp
(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 - - - -NINE THOUSAND SEVEN HUNDRED FIFTY AND NO/100- - - - - DOLLARS (\$9,750.00- - -), with interest thereon from date at the rate of - -seven and 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, City of Greer, on the north side of West Fairview Street (formerly Gilreath Street), being known and designated as Lot No. 2 on a plat of property entitled "Property of H. J. Ponder Estate", prepared by H. S. Brockman, Surveyor, dated April 24, 1972, recorded in Plat Book SSS at page 540 and, according to said plat, having the following metes and bounds:

BEGINNING on an iron pin on the north side of West Fairview Street, said pin being N. 79-33 W. 128.6 feet from the northwest corner of the intersection of North Main Street and West Fairview Street, and running thence N. 10-30 E. 69.9 feet to an iron pin on line of T. Q. Jackson; thence with line of Jackson, N. 79-59 W. 83 feet to an iron pin; corner of Eva H. Wright; thence with the line of Wright, S. 10-00 W. 69.2 feet to an iron pin on the north side of West Fairview Street; thence therewith, S. 79-33 E. 82.4 feet to the point of beginning.

The above described property being a portion of the same conveyed to Henry J. Ponder by deed recorded in Vol. 66 at page 384, and subsequently devised to Cicely Ponder under Item III of the Will of Henry J. Ponder, Probate Court File 715-15. See also: Probate Court File 1179-24 for the Estate of Thomas Milton Ponder; Probate Court File 1199-9 for the Estate of Cicely Ponder; and Probate Court File 1229-18 for the Estate of Henry V. Ponder.

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.