

USL—FIRST MORTGAGE ON REAL ESTATE

MORTGAGE

FILED GREENVILLE CO. S. C.

JUN 19 3 50 PM '72

OLLIE FARNSWORTH R. M. C.

State of South Carolina

COUNTY OF GREENVILLE

To All Whom These Presents May Concern: We, James M. Pennington and Sarah Ann T. Pennington

(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

- - - FOURTEEN THOUSAND EIGHT HUNDRED & NO/100 - - - - -

DOLLARS (\$ 14,800.00 - -), with interest thereon from date at the rate of seven and three-fourths per centum per annum, said principal and interest to be repaid as therein stated, and seven and three-fourths

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,

about two miles Northwest from Greer, S. C., at the Northeast intersection of Arch Drive and what is now Sharon Drive, and being shown on plat of property made for W. Dennis Smith as an un-numbered lot, which plat is recorded in plat book 00, pages 482-483, R. M. C. Office for Greenville County, bounded on the North by Lot No. 36 on said plat and on the East by lot now or formerly of Doyle Poole on the South by Arch Drive and on the West by Sharon Drive and having the following metes and bounds according to a more recent survey made for Arthur Daniel and Mertie D. Taylor, by John A. Simmons, Surveyor, dated November 22, 1965, to-wit:

BEGINNING at a new iron pin at the Northeast corner of Arch Drive and Sharon Drive and running thence S. 62-40 E. 80 feet along the Northern side of Arch drive to an old iron pin at corner now or formerly of Poole; thence N. 15-40 E. 169.7 feet to an old iron pin at the rear corner of Lot No. 36 on the said W. Dennis Smith plat; thence N. 63-11 W. 114.1 feet to old iron pin on the West side of Sharon Drive; thence S. 4-44 W. 178.9 feet along the western side of Sharon Drive 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.