

USL - FEDERAL SAVINGS AND LOAN ASSOCIATION

MORTGAGE

State of South Carolina

COUNTY OF GREENVILLE

To All Whom These Presents May Concern: We, James B. McKinney and Faye C.

McKinney (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

THREE THOUSAND AND NO/100 DOLLARS (\$3,000.00 - -), with interest thereon from date at the rate of seven & three-fourths (7 3/4%) percentum per annum, said principal and interest to be repaid as herein 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, Chick Springs Township, on the J. Waymon Smith Road near Pleasant Grove Baptist Church, designated as Lots Nos. 22 and 23, of WOODLAND HEIGHTS according to survey and plat by H. S. Brockman, Registered Surveyor, dated October 28, 1955, recorded in Plat Book 61, page 15, R.M.C. Office for Greenville County, and having the following courses and distances, to-wit:

BEGINNING at an iron pin at the northwestern corner of Buddy Avenue and the J. Waymon Smith Road and running thence along the western boundary of said road, N. 39-55 W. 190 feet to corner of Lot No. 48; thence along the southern boundary of this lot, S. 45-18 W. 250.2 feet to the joint rear corner of Lots Nos. 47 and 24; thence along the eastern boundary of Lot No. 24; S. 39-15 E. 190 feet to an iron pin in the northern line of Buddy Avenue; thence along the northern line of said Avenue, N. 45-18 E. 252.4 feet to the beginning point.

This is that same property conveyed to the mortgagor herein by deed of George T. Cox recorded in the R.M.C. Office for Greenville County.

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.