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USL—FIRST MORTGAGE ON REAL ESTATE

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GREENVILLE CO. S. C.

FEB 20 9 34 AM '73  
**MORTGAGE**  
DONNIE S. TANKERSLEY  
R.H.C.

State of South Carolina }  
COUNTY OF GREENVILLE }

To All Whom These Presents May Concern: We, Ira A. Carpenter and Louise N. Carpenter  
(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  
- - - - TWELVE THOUSAND FIVE HUNDRED AND NO/100 - - - - -  
DOLLARS (\$12,500.00 - -), with interest thereon from date at the rate of - - seven & three-fourths -  
per centum per annum, said principal and interest to be repaid as therein stated, and (7 3/4%)

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, located on the west side of Vaughn Street, near the corporate limits of the City of Greer and north therefrom, known and designated as Lot No. 16 on a plat of a subdivision known as PLEASANT VIEW ACRES prepared by H. S. Brockman, Surveyor, on March 22, 1954, amended December 29, 1955, and having the following courses and distances, to-wit:

BEGINNING on an iron pin on the western margin of Vaughn Street, joint corner of Lots Nos. 16 and 17 on said plat, and runs thence with the common line of these two lots N. 88-00 W. 197 feet to an iron pin; thence N. 2-00 E. 80 feet to an iron pin; thence S. 88-00 E. 197 feet to an iron pin on the western margin of Vaughn Street; thence with the western margin thereof, S. 2-00 W. 80 feet to the beginning corner.

A strip of land having a uniform width of five (5) feet extending along the front of the above lot and Vaughn Street, as shown on said plat, has been dedicated for sidewalk and utility purposes.

This being the same property conveyed to mortgagors by deed of James R. Brockman, Jr. and Jeanette S. Brockman, to be recorded herewith.

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.