

USL—FIRST MORTGAGE ON REAL ESTATE

MORTGAGE

FILED GREENVILLE CO. S.C.

State of South Carolina }
COUNTY OF GREENVILLE

To All Whom These Presents May Concern: Charles B. Elliott
and Betty C. Elliott, (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

----- FORTY THOUSAND -----
DOLLARS (\$ 40,000.00), with interest thereon from date at the rate of eight and one-half 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, and being known and designated as Lot 126 of Westcliffe, Section 3, as shown on plat thereof by Piedmont Engineers & Architects recorded in the RMC Office for Greenville County in Plat Book JJJ, pages 72 & 73, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northeastern side of Coralvine Court at the joint front corner of Lots 126 & 125, and running thence with the line of Lots 125, N 15-25 E 180 feet to an iron pin at the joint rear corner of Lots 126 and 125; thence S 85-12 W 138.4 feet to an iron pin at the joint rear corner of Lots 126 and 127; thence with the line of Lot 127, S 13-15 W 137.3 feet to an iron pin at the joint front corner of Lots 126 and 127 on the northeastern side of Coralvine Court; thence with the northeastern side of Coralvine Court, S 76-55 E 125 feet to the point of beginning.

ALSO: All that certain piece, parcel or lot of land with all improvements thereon, situate, lying and being in Greenville County, S.C., and being a portion of the Lot 125 of Westcliffe, Section 3, which entire lot is shown on the subdivision plat of Piedmont Engineers & Architects recorded in the RMC Office for Greenville County in Plat Book JJJ, pages 72 & 73, with the portion of said lot hereby conveyed having the following metes and bounds according to an unrecorded plat thereof dated August 8, 1973, by Jones Engineering Service entitled "Revision of Lots 124 & 125 Westcliffe":

BEGINNING at an iron pin on the northeastern side of Coralvine Court at the joint front corner of Lots 125 & 126, and running thence with the line of Lot 126, N 15-25 E 180 feet to an iron pin at the joint rear corner of Lots 125 and 126; thence S 61-09 E 121.2 ft. to a new iron pin; thence in a new line S 32-12 W 167.1 ft. to an iron pin on the northeastern side of Coralvine Court; thence with the northeastern side of Coralvine Court, N 67-27 W 70 ft. to point of beginning.

This is the identical property conveyed to the mortgagors herein by deed from Beattie Huff Builders, Inc. of even date herewith to be recorded herewith in the RMC Office of 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.



0613

4328 RV-2