

USL—FIRST MORTGAGE ON REAL ESTATE

MORTGAGE

State of South Carolina

COUNTY OF Greenville

FILED GREENVILLE CO. S. C.

FEB 25 1 39 PM 1949

TO ALL WHOM THESE PRESENTS MAY CONCERN: We, Frank Z. Carswell and Josie Bowman Carswell

(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 Sixteen Hundred

DOLLARS (\$ 1,600.00 ), with interest thereon from date at the rate of six (6%) 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, near the Town of Greer and South therefrom, lying on the South side of Palmer Street, being all of lots Nos. 8 and 9 on a plat of property made for O.P. Smith and Wood and Holtzclaw by W.A. Christopher, Surveyor, dated March 17, 1924, having the following courses and distances: BEGINNING at an iron pin on the Southern edge of Palmer Street, corner with lot No. 10, and runs thence with said street N. 69 W. 113.5 feet to an iron pin; thence in a southerly direction 200 feet to an iron pin; thence S. 69 E. 113.5 feet to an iron pin; thence with line of lot No. 10 in a northerly direction 200 feet to the beginning corner, and being a portion of that property conveyed to us by David Bowman by deed dated April 29, 1948, recorded in the R.M.C. Office for Greenville County in Deed Book No. 345, at page 267.

Together will 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.

Said and sent this

16th day of February 1950

By: Mervyn E. Shepherd

438 p 4415

Witness: Mervyn E. Shepherd