

USL—FIRST MORTGAGE ON REAL ESTATE

FILED GREENVILLE CO. S. C.

MORTGAGE

MAR 7 12 24 PM 1949

State of South Carolina }
COUNTY OF Greenville

OLLIE FARNSWORTH
R. M. C.

TO ALL WHOM THESE PRESENTS MAY CONCERN: I, B. S. H. Harris, Jr.

P.O. Box 93, Greenville, S.C. (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 & NO/100

DOLLARS (\$12,000.00), with interest thereon from date at the rate of six 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, Butler Township Pelham School District, and on both sides of Big Rocky Creek waters of Enoree River, and having the following metes and bounds, to wit:

BEGINNING at iron pin on the north side of Pelham-Mauldin Public Road approximately 200 ft. south of the bridge over the said Creek, and runs these S. 44-45 W. 16 1/2 ft. to iron pin; thence N. 53-15 W. 200 ft. to a stone; thence N. 71-15 W. 187 ft. to a stone; thence S. 89-45 W. 116 ft. to a stone; thence S. 77 W. 204 ft. to stone; thence S. 77-39 W. 284 ft. to a stone; thence N. 87-30 W. 229 ft. to a white oak on bank of Creek; thence N. 63 W. 164 ft. to a stone; thence N. 2-05 W. crossing the Creek 120 ft. to iron pin; thence S. 87-30 E. 150 ft. to iron pin; thence S. 72-40 E. 200 ft. to iron pin; thence N. 65-15 E. 250 ft. to iron pin; thence N. 79-30 E. 140 ft. to iron pin; thence N. 73 E. 190 ft. to iron pin; thence N. 59-15 E. 151 ft. to iron pin; thence S. 77 E. 350 ft. to iron pin; thence N. 41-30 E. 494 ft. to post oak; thence S. 46-49 E. 589.4 feet to the center of State Highway 14; thence S. 48-03 E. 582.4 feet to iron pin; thence S. 9 W. 57 ft. to iron pin; thence S. 43-15 E. 326.4 ft. to iron pin; thence S. 12-15 W. 528 ft. to iron pin; thence S. 44-45 W. 160 ft. to center of Big Rocky Creek; thence up and following the thread of the stream as the line 690 ft. to an iron pin in the center of the Creek; thence S. 72 W. 318 ft. to a red oak; thence S. 47-30 W. 345 ft. to iron pin; thence N. 17-05 W. 828 ft. to the point and place of the beginning and containing forty (40) acres, more or less, as shown by record of two plats found in Plat Book C, page 161, and Plat Book P, Page 147, R. M. C. Office for Greenville County together with all rights-of-way, sewerage, flowage and riparian rights, easements, privileges and interests and rights-of-way conveyed to B. S. H. Harris, Sr. and his predecessors in title, and as devised by B. S. H. Harris, Sr. to the Mortgagor. HOWEVER, the followings lots and tracts are expressly excluded from this mortgage, having heretofore been conveyed by the Mortgagor, said Lots being shown on a plat of B. S. H. Harris property, recorded in Plat Book P, Page 147, said R. M. C. Office for Greenville County, as follows: 2, 14, 15, 16 and 19, reference to the said plats above referred to is hereby made for further aid as to boundary, shape, and distances.

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.

Witness
Jean Hawkins
Katherine Huber

Dated May 16, 1953.

Greer Federal Savings + Loan Assoc.
By: Marion E. Sanford
Secretary - Treasurer

RECORDED AND CANCELLED OF RECORD
18 DAY OF May 1953
Ollie Farnsworth
R. M. C. FOR GREENVILLE COUNTY, S. C.
134-11262