USL—FIRST MORTGAGE ON REAL ESTATE

MORTGAGE

State of South Carolina

COUNTY OF Greenville

TO ALL WHOM THESE PRESENTS MAY CONCERN: I, Ralph W. Mullinax

(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

FOUR HUNDRED

DOLLARS ($ 400.00), 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, in Chick Springs Township of Greenville County, lying on the North side of the Buncombe Road, about one-fourth mile southeast from the Pleasant Grove Baptist Church, being all of that tract of land conveyed to me by W. A. Mullinax by deed dated August 11, 1945, less that lot conveyed by me to H. F. Mullinax, bounded on the North by lands Arthur Harbin, on the East by lands of J. Waymon Smith, on the South by lands of H. F. Mullinax and W. A. Mullinax Estate, and on the West by W. A. Mullinax Estate, and having the following courses and distances:
Beginning on an iron pin in the center of the Buncombe Road, Arthur Harbin's corner, and runs thence with Harbin's line N. 50.30 E. 1722 feet to a stone on or near road, corner with J. W. Smith, formerly E. C. Bailey; thence with Smith's line S. 39.40 E. 276.25 feet, more or less, to a stone, H. F. Mullinax's corner; thence with H. F. Mullinax and W. A. Mullinax Estate about S. 52 W. 1722 feet, more or less, to the beginning corner, and being that tract of land shown by deed recorded in Deed Book 279, at page 101, in the R. M. C. Office for Greenville County, less the tract conveyed to H. F. Mullinax as aforesaid.

This mortgage is in addition to that certain mortgage now held by Greer Federal Savings & Loan Association, which mortgage is still in full force and effect.

For Partial Release see R. E. M. Book 979, Page 318.

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.