

USL—FIRST MORTGAGE ON REAL ESTATE

MAR 21 3 19 1942

MORTGAGE

State of South Carolina

COUNTY OF Greenville

TO ALL WHOM THESE PRESENTS MAY CONCERN: I, -- James L. Hughes,

(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 - -

SIX THOUSAND and no/100 - - - - -
DOLLARS (\$6,000.00), with interest thereon from date at the rate of five
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, Chick Springs Township, in the City of Greer, School District 285, and situate on the East side of South Main Street of said City, and having the following courses and distances, to-wit:-

Beginning at an iron pin on the eastern edge of South Main Street, and runs therewith S 39-10 W thirty (30) feet to iron pin on the same edge of said Street; thence S 50-01 E seventy-two and two-tenths (72.2) feet to iron pin on the western edge of a ten-foot alley; thence with said Alley, N 53-49 E thirty-one (31) feet to iron pin on line and corner of John^{A.}/Robinson, Jr.; thence with the line of John A. Robinson, Jr. N 50-01 W eighty and 66/100 (80.66) feet to the beginning corner, and being the same lot conveyed to the grantor herein and Edith Harrison, July 30th, 1940, by deed recorded in Vol. 224 page 226, and in which the interest of said Edith Harrison was later conveyee to the grantor herein. On said lot is situate my office building.

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.