

USL—FIRST MORTGAGE ON REAL ESTATE

MORTGAGE

State of South Carolina

COUNTY OF Greenville

TO ALL WHOM THESE PRESENTS MAY CONCERN: We, Oran M. Howard and
Catherine M. Howard

(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-three Hundred -----DOLLARS (\$ 4300.00), 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, Oneal Township, on the West side of the Mt. Lebanon Road about six miles Northward from Greer, containing Eighteen and one-tenth (18.1) Acres, more or less, and having the following courses and distances, to wit: Beginning at a point in the center of the said Mt. Lebanon Road, corner of lands of C.M. Ponder, B.D. Henson and J.F. Sloan, and running thence N. 57.50 W. 1067 feet to a stake, corner of Cora W. Henson land; thence with her line, S. 69.30 W. 864 feet to small bridge in center of County road on Henson line; thence with road, S. 25.30 E. 104 feet to bend, S. 30.00 E. 100 feet to bend, S. 41.30 E. 235 feet to bend, S. 57.40 E. 100 feet to bend, S. 39.50 E. 100 feet to center of road where waterway intersects same; thence with waterway, N. 88.05 E. 100 feet to bend, N. 75.35 E. 140 feet to bend, N. 69.25 E. 201 feet to stake at head of waterway; thence N. 87.05 E. 400 feet to a stake; thence S. 77.45 E. 400 feet to center of Mt. Lebanon Road; thence with said road, N. 27.05 E. 100 feet to bend; thence N. 30.02 E. 115.5 feet to the beginning corner.

Also, another lot of land containing One and six-tenths (1.6) Acres, more or less, adjoining that above described, on the West side of the said Mt. Lebanon Road, and having the following courses and distances, to wit: Beginning at a point in center of road, corner of lot conveyed to Charles Bonaham, and running thence with the center of said road, N. 19.30 E. 170 feet to bend, N. 20.50 E. 100 feet to bend, N. 22.20 E. 113 feet to corner of lot above described; thence N. 77.45 W. 188.5 feet to stake; thence S. 21.20 W. 151.8 feet to stake to corner of Bonaham lot; thence with line of same, S. 67.45 E. 197.9 feet to the beginning corner.

This is the same property conveyed to the said Oran M. Howard and Catherine M. Howard by deed of Junior T. Henson and Lou Dean F. Henson, recorded in Deed Book 452, page 49, R.M.C. Office for 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.