

USL—FIRST MORTGAGE ON REAL ESTATE

MORTGAGE

State of South Carolina

COUNTY OF Greenville

TO ALL WHOM THESE PRESENTS MAY CONCERN: I, Giles C. Brown,

(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

Three Thousand -----
DOLLARS (\$3,000.00), 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,

about six miles Northwest from the City of Greer, containing Twenty-four and four-tenths (24.4) Acres, more or less, bounded by lands of C.M. Ponder, J.H. Gibson and Henderson, and having the following courses and distances, to wit: Beginning at a point in the center of the public road, corner of C.M. Ponder land, and running thence with the Ponder line 503 feet to a stone and iron pin, old corner; thence a new line, S. 62.17 W. 528 feet to an iron pin in field, new corner; thence another new line, S. 6.00 E. 860 feet to an iron pin on an old line which is 100 feet west from the Mosteller corner; thence with said old line, S. 72.11 W. 325 feet to an iron pin on said old line and which is 205 feet East from the Wolfe corner; thence another new line, N. 17.45 W. 839 feet to an iron pin east from a small branch; thence another new line crossing the branch, N. 79.45 W. 252 feet to an iron pin on the Henderson line; thence with the Henderson line, N. 18.37 W. 480.5 feet to an iron pin, Henderson corner on the J.H. Gibson line; thence with the Gibson line, N. 71.54 E. 1276.5 feet to the beginning corner.

This is the same property conveyed to Giles C. Brown by deed of John W. Haney, et al., to be recorded herewith.

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.