

DEC 8 3 33 PM 1952

USL—FIRST MORTGAGE ON REAL ESTATE

MORTGAGE ^{OLLIE FARNSWORTH}
R.M.C.

State of South Carolina

COUNTY OF GreenvilleTO ALL WHOM THESE PRESENTS MAY CONCERN: We, James B. Sudduth and
Marjorie D. Sudduth,

(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-five Hundred ----DOLLARS (\$ 4500.00), 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, Chick Springs,

Township, on the East side of the Gibbs Shoals Road about one mile South from Pleasant Grove Baptist Church, containing One and 34/100 (1.34) Acres, more or less, bounded by lands now or formerly belonging to Gordon Elmore Estate, Boiter Estate and W.M. Dillard, and having the following courses and distances, to wit:

Beginning on a nail and stopper in the center of the said Gibbs Shoals Road and on the Elmore line, and running thence with the center of the road, S. 26.22 E. 125 feet to a nail and stopper in said road; thence N. 72.15 E. 481 feet to an iron pin on the Boiter line (there is also an iron pin on the eastern side of the said road at 20 feet); thence with the Boiter line, N. 35.30 W. 130.5 feet to a stone and iron pin, Boiter corner; thence with the Boiter and Elmore line, S. 72.15 W. 461 feet to the beginning corner (iron pin back on line at 23 feet).

This is the same property conveyed to James B. Sudduth and Marjorie D. Sudduth by deed of W.M. Dillard, recorded in Deed Book 467, page 270, 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.