

USL—FIRST MORTGAGE ON REAL ESTATE

MORTGAGE

APR 21 4 11 PM 1953

State of South Carolina

COUNTY OF Greenville

TO ALL WHOM THESE PRESENTS MAY CONCERN: I, E.A. Styles,

(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

Twenty-seven Hundred and Fifty ----
DOLLARS (\$2750.00), 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 south side of Crain Drive near Fairview Baptist Church, designated as Lot No. 17 of the John B. and Mencie N. Crain Estates according to survey and plat thereof by H.S. Brockman, Surveyor, dated May 12, 1948, and having the following courses and distances, to wit: Beginning at a stake on the south side of Crain Drive, corner of Lots Nos. 16 and 17, and running thence along line of same, S. 29.15 W. 469 feet to a stake on R.B. Vaughn's line; thence with his line, N. 71.36 W. 356.1 feet to a stake, corner of Lot No. 18; thence with line of same, N. 29.15 E. 534.5 feet to a stake on the south side of Crain Drive; thence with same, S. 61 E. 350 feet to the beginning corner, containing 4.03 acres, more or less.

Also, all of those other lots of land situated near the above described lot and on the north side of Crain Drive, designated as Lots Nos. 33, 34, 35 and 36 on the plat referred to above, and having the following courses and distances, to wit: Beginning at a stake on the north side of Crain Drive, corner of Lots Nos. 32 and 33, and running thence along line of same, N. 29.00 E. 288.7 feet to a stake on line of Perry Smith's property; thence with the Smith line, S. 65.07 E. 206.68 feet to a stake, corner of Lot No. 37; thence with line of same, S. 29.00 W. 304.4 feet to a stake on the north side of Crain Drive; thence with same, N. 61.00 W. 200 feet to the beginning corner.

This is the same property conveyed to E.A. Styles by deed of A.A. Foster, recorded in Deed Book 379, page 351, R.M.C. Office for Greenville County.

Plat recorded in Plat Book "Y", page 79.

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.