

USL—FIRST MORTGAGE ON REAL ESTATE

MORTGAGE

State of South Carolina

COUNTY OF Greenville

TO ALL WHOM THESE PRESENTS MAY CONCERN: We, T.E. Babb and Lizzie Lou Babb,

(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

Five Thousand ----

DOLLARS (\$5,000.00), 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, in Highland

Township, lying on the West side of the Jordan Road, about one-half mile South from the Jordan High School, bounded on the North by lands of G.W. Neely, on the East by said road, on the South by lands of Mary Sue Sherbert, and on the West by lands of John C. Clement and Mary Sue Sherbert, and having the following courses and distances:

Beginning at a point in the center of Jordan Road, iron pin at N. 88.45 E. on bank of the road, and runs thence with said road N. 21.05 W. 102 feet to a bend; thence continuing with said road N. 27 W. 250 feet to a point on the west shoulder of the road, joint corner with the Neely land; thence S. 74.05 W. 3 feet to an iron pin (old corner on west bank of the road); thence the same course a distance of 279 feet to an iron pin on the Neely line; thence a new line S. 29. 30 E. 269.5 feet to an iron pin; thence another new line S. 88.45 E. 287 feet to the beginning corner, containing 1.9 acres, more or less, and being all of that land conveyed to us by John C. Clement and Mary Sue Sherbert by deed dated April 30, 1953, 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.