

AUG 11 4 18 PM 1953

USL—FIRST MORTGAGE ON REAL ESTATE

MORTGAGE

State of South Carolina

COUNTY OF Greenville

TO ALL WHOM THESE PRESENTS MAY CONCERN: I, Jim Charles Perry,

(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

TWO THOUSAND ONE HUNDRED

DOLLARS (\$ 2,100.00), 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 the City of, Greer, in Chick Springs Township, lying on the northern side of Carolina Avenue, being all of Lot No. 10 on a plat of subdivision of Development No. 2 for the Victor-Monaghan Company, a Division of J.P. Stevens & Co., Inc., prepared by Dalton & Neves, Engs., recorded in the R.M.C. Office for Greenville County in Plat Book "P", at page 119, and having the following courses and distances: Beginning on a stake on the northern side of Carolina Ave., joint corner of lots Nos. 9 and 10, and runs thence with the common line of these lots N. 35.21 E. 187.7 feet to a point on edge of a 10-foot alley; thence along alley N. 54.41 W. 100 feet to stake; thence with the common line of lots Nos. 10 and 11 S. 35.21 W. 187.65 feet to a stake on northern margin of Carolina Avenue; thence therewith S. 54.39 E. 100 feet to the beginning corner, and being all of that lot of land conveyed to me, the mortgagor, by deed from J.P. Stevens & Co., Inc., dated March 29, 1949, recorded in Deed Book 380, at page 75, in the 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.