

USL—FIRST MORTGAGE ON REAL ESTATE

MORTGAGE

State of South Carolina

COUNTY OF Greenville

TO ALL WHOM THESE PRESENTS MAY CONCERN: I, Leo Smith,

(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 SIX HUNDRED
DOLLARS (\$ 2,600.00), 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 Oneal Township, lying on the west side of the Greer-Oneal Road, about two miles northwest of the City of Greer (formerly known as the Gilreath Road), being shown as Tract No. 4 on a plat of the B.L. Smith Estate property made by H.S. Brockman, Surveyor, dated December 16, 1949, bounded on the north by tract No. 3 on said plat, on the east by said road and E.R. Taylor, on the south by Perry Smith and the west by the B.L. Smith estate, having the following courses and distances: Beginning on a stake, joint corner of tracts 3 and 4, in center of said road, and runs thence N. 84.42 W. 1049.2 feet to an iron pin; thence S. 50 E. 1426 feet 1426 feet to a point in the center of said road, stake on bank thereof; thence along the center of the road N. 3.10 W. 862 feet to the beginning corner, and being all of that property conveyed to me, the mortgagor, by Earline S. Stone, et al, by deed dated April 8, 1950, recorded in the R.M.C. Office for Greenville County in Deed Book 407, at page 473.

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.