

USL—FIRST MORTGAGE ON REAL ESTATE

MORTGAGE

State of South Carolina }
COUNTY OF Greenville }

TO ALL WHOM THESE PRESENTS MAY CONCERN: M. Eugene Sloan

(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
THREE THOUSAND

DOLLARS (\$ 3,000.00), 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 the City of Greer, in Chick Springs Township, lying on the southern side of Virginia Avenue, being known and designated as Lot No. 53 on a plat of Development No. 2, Victor-Monaghan Company, Division of J.P. Stevens & Co., Inc., Greer Plant, prepared by Dalton & Neves, Engineers, April, 1947, 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 southern side of Virginia Avenue, joint corner of lots 52 and 53, and runs thence S. 35.21 W. 170 feet to the edge of alley; thence S. 54.39 E. 105 feet to a point on the western side of Lee Street; thence N. 35.21 E. 145 feet to an iron pin; thence with chord of Lee Street and Virginia Avenue-N. 9.39 W. -35.3 feet to an iron pin; thence with Virginia Avenue N. 54.39 W. 80 feet to the beginning, and being all of that property conveyed to me by deed from Daniel M. Pruitte, as shown by record thereof 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.