

USL—FIRST MORTGAGE ON REAL ESTATE

MAR 24 5 12 PM 1954

MORTGAGE

OLLIE FARNSWORTH
R.M.C.

State of South Carolina

COUNTY OF Greenville

TO ALL WHOM THESE PRESENTS MAY CONCERN: I, Milton Stephens,

(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

SIX THOUSAND

DOLLARS (\$ 6,000.00), 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 Butler

Township, near the Pelham Road and North therefrom, lying on the West side of a County surface-treated road leading from the Pelham Road at Rocky Creek Baptist Church toward Woodruff, near the Rocky Creek Baptist Church, being all of lots Nos. 1 and 2 as shown by surveys and plats made for Milton Stephens by J.C. Hill, Surveyor, dated July 3, 1952 and February 3, 1954, having the following courses and distances:

BEGINNING on an iron pin on the eastern margin of the road, which iron pin is 484.5 feet North from corner with church property, and runs thence with the margin of said County Road N. 6.30 W. 150 feet to an iron pin, corner with other property of mortgagor; thence N. 77.50 W. 200 feet to an iron pin; thence S. 6.30 E. 150 feet to an iron pin; thence N. 77.50 E. 200 feet to the beginning corner, said lots containing in the aggregate 68/100 of an acre, more or less, and have situate thereon a cement block residence and a new brick residence.

The above property is a portion of that tract of land conveyed to the mortgagor by Frank Stephens, et al, by deed dated July 19, 1952, recorded in the R.M.C. Office for Greenville County in Deed Book 459, at page 336. See also plat recorded in Plat Book T, at page 443.

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.