

APR 12 4 11 PM 1954

USL—FIRST MORTGAGE ON REAL ESTATE

OLLIE FARNSWORTH
R.M.C.**MORTGAGE**

State of South Carolina

COUNTY OF Greenville

TO ALL WHOM THESE PRESENTS MAY CONCERN: I, Troy R. Webb,

(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

Twenty-three Hundred -----
DOLLARS (\$ 2300.00), 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, Chick Springs Township, on Clayton Street in the City of Greer, having the following courses and distances, to wit:

Beginning on a stake on the north edge of a new street, corner of lot now or formerly belonging to Grady L. Webb, and running thence up the branch, N. 35.18 W. 161 feet to a point in branch (stake on west side of branch on next line at 10 feet); thence with the B.L. Colvin line, S. 70.25 W. 102 feet to an iron pin by fence post, corner of B.L. Colvin property and other property of Troy R. Webb; thence S. 14.30 W. 130 feet to a stake by fence post on the east side of Clayton Street; thence with the east side of Clayton Street, S. 56.50 E. 48 feet to a point where Clayton Street joins the new street; thence with the north side of the new street, S. 82.15 E. 40 feet to a bend; thence continuing with said new street, N. 67.04 E. 155 feet to the beginning corner. LESS, however, from these courses and distances a lot 45 feet wide conveyed to Ellen W. Campbell.

This is the same property conveyed to Troy R. Webb by deed of Hoke M. Davis, et al., recorded in Deed Book 442, page 25, R.M.C. Office for Greenville County.

Also, all that other parcel or lot of land adjoining that above described, designated as Lot No. 20 of the R.L. Ford Property according to survey and plat by H.S. Brockman, Surveyor, dated February 23, 1924, and having a frontage of 50 feet on Clayton Avenue, a depth of 130 feet and a rear line of 50 feet, and being the same property conveyed to Troy R. Webb by deed of Barbara C. Lackey McCall by deed recorded in Deed Book 416, page 470, 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.