

USL—FIRST MORTGAGE ON REAL ESTATE

MORTGAGE

State of South Carolina

COUNTY OF GREENVILLE

1957 JUN 14 4 24 PM

RECORDED

TO ALL WHOM THESE PRESENTS MAY CONCERN: We, Ronald E. Digby and Betty G. Digby,

(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

THIRTY-SIX HUNDRED - - - - -

DOLLARS (\$3600.00), 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 Town-ship, on the south side of Mountain View Avenue, in the City of Greer, near the U. S. Super Highway No. 29 and south therefrom, being designated as Lot No. 27 on a plat of property made for W. Dennis Smith and J. J. Waters by H. S. Brockman, Surveyor, dated June 8, 1950, recorded in Plat Book "Y", page 69, R. M. C. Office for Greenville County, and having the following Courses and distances:

Beginning at a stake on the south side of Mountain View Avenue, the joint corner of Lots Nos. 27 and 28 and runs thence with the common line of these Lots S. 8.35 W. 154 feet to a stake; thence N. 77.15 W. 70 feet to a stake, joint corner of Lots Nos. 26 and 27; thence with the common line of Lots Nos. 26 and 27 N. 8.35 E. 150.1 feet to a stake on the south side of Mountain View Avenue; thence therewith S. 81.25 E. 70 feet to the beginning corner.

This is the same property conveyed to Ronald E. Digby and Betty G. Digby by deed of H. E. Duncan and Roy M. Dobson, to be recorded herewith.

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.