

USL—FIRST MORTGAGE ON REAL ESTATE

MORTGAGE

State of South Carolina

COUNTY OF Greenville

TO ALL WHOM THESE PRESENTS MAY CONCERN: We, Maxwell Dunn and Girstine G. Dunn,

(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-TWO HUNDRED AND TWENTY-FIVE - - - - - DOLLARS (\$ 2225.00), 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, O'Neal Township, near the intersection of the road leading from Taylors Orchard to the old Ansel School House with the road leading from Greer to O'Neal, about two miles northward from Greer, and being a part of Tract No. 6 of the John M. Greer and Frances Jane A. Greer Estates, and having the following courses and distances, to wit:

Beginning on an iron pin, joint corner of tracts 7 and 8 and on the line of tract No. 6, and runs thence with the common line of tracts 6 and 7, S. 2.20 W. 150.5 feet to an iron pin on the said line; thence N. 81.05 E. 150 feet to an iron pin on the common line of tracts 4 and 6; thence with the said line, N. 2.20 E. 150.5 feet to an iron pin on the said line, said pin being 49.7 feet from the joint corner of tracts 2 and 4; thence S. 81.05 W. 150 feet to the beginning corner, containing fifty-two one-hundredths (.52) of one acre, more or less.

This is the same tract conveyed to Maxwell Dunn and Girstine G. Dunn by deed of Ola G. Wright, recorded in Deed Book 494, page 217, 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.