

USL—FIRST MORTGAGE ON REAL ESTATE

MORTGAGE

State of South Carolina

COUNTY OF Greenville

TO ALL WHOM THESE PRESENTS MAY CONCERN: I, Arthena Rodgers,

(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

FIVE HUNDRED DOLLARS (\$ 500.00), with interest thereon from date at the rate of Seven (7%) 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, lying on the East side of Spring Street--formerly Frohawk, bounded on the North by lands of Mrs. Clara Hoke, on the East by lands formerly owned by Hawkins, on the South by B.P. Edwards, and on the West by said street, being the southern one-half of that lot conveyed to B.B. Waters, et al, Executors by E. Inman, Master, by deed recorded in the R.M.C. Office for Greenville County, in Deed Book 189, page 201, and described in deed to Arthena Rodgers by B.B. Waters, et al, Executors, recorded in Deed Book 271, at page 101. Said lot has a frontage of 33.0 feet on Spring Street, a rear width of 36.5 feet, the southern line being 204 feet and the northern line being 203.3 feet.

See deed to me by Clara Hoke of even date, to be recorded herewith.

Also, see deed from Annie Mae Johnson to Clara Hoke of even date, Deed Book 16, 1954, 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.

Handwritten notes and signatures at the bottom of the page, including the number 8 and the word "Nov".