

USL—FIRST MORTGAGE ON REAL ESTATE

MORTGAGE

State of South Carolina

COUNTY OF Greenville

TO ALL WHOM THESE PRESENTS MAY CONCERN: I, M.J. Satterfield,

(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

THREE THOUSAND
DOLLARS (\$ 3,000.00), 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, about one mile northeast from Batesville, being a part of the Barry land, lying on the North side of the Greenville-Pelham Road, bounded on the North by lands of Cason, on the West by lands of J. L. Yeargin, on the South by Smith and also on the East by Smith, containing 9.00 acres, more or less, and having the following courses and distances:
BEGINNING at a large white oak near a branch, and runs thence N. 70° W. 5.37 chains to a stake, o.m.; thence S. 57° E. 14.45 chains to an iron pin on road leading from B. F. Trapier's to the Sudduth home; thence with said road S. 33½° W. 5.90 chains to an iron pin on old line; thence N. 54½° W. 14.70 chains to the beginning corner, and being all of that property conveyed to the mortgagor by E. C. Greer by deed dated April 12, 1946, recorded in the R.M.C. Office for Greenville County, Book 309, at page 412.

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.

Filed April 4, 1952
Wit: M. J. Satterfield
Greer Federal Savings and Loan Association

RECORDED AND INDEXED OF RECORD
MAY 10 1952
OFFICE OF THE CLERK
GREENVILLE COUNTY, S. C.
BOOK 309, PAGE 412