

USL—FIRST MORTGAGE ON REAL ESTATE

MORTGAGE

State of South Carolina

COUNTY OF GREENVILLE

FILED GREENVILLE CO. S. C.

DEC 28 10 45 AM 1954

OLLIE FARNSWORTH R. M. C.

TO ALL WHOM THESE PRESENTS MAY CONCERN: I, Hobart Troy Howell Jr.

(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 FIVE HUNDRED DOLLARS (\$2,500.00), with interest thereon from date at the rate of (6) SIX 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 O'Neal Township, located about three miles North of Greer, S. C., and being known as a part of tract No. (6) six on a plat of property made for G. H. Waters Jr., and E. R. Minus Jr., by H. S. Brockman, surveyor, dated November 20 and 24, 1947, and known as lot 6-A of said tract and having the following metes and bounds.

Beginning at a point in the center of a proposed street and running thence N. 29-20 W., 305 feet along the West side of lot 6-B to a point on the line of the George Southern Estate; thence S. 67-30 W., 260 feet along the line of the George Southern Estate to an iron pin; thence still along the said estate S. 40-15 E., 292 feet; thence N. 73-06 E., 211 ft. along the center of the said proposed street to the beginning corner and containing 1.55 acres more or less.

This is the same property conveyed to the mortgagor by E. R. Minus Jr., by his deed recorded in book 512 page 486.

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 signatures and notes at the bottom of the page, including names like 'Hobart Troy Howell Jr.' and 'Ollie Farnsworth R.M.C.'.