

USL—FIRST MORTGAGE ON REAL ESTATE

MORTGAGE

State of South Carolina

COUNTY OF GreenvilleFILED
GREENVILLE CO. S. C.

APR 12 5 22 PM 1955

OLLIE FARNSWORTH
P.M.C.

TO ALL WHOM THESE PRESENTS MAY CONCERN: We, James Claude Brown and Alma C. Brown,

(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

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 Chick Springs Township, located about one mile northwest of the City of Greer, on the western side of the Greer-Oneal Road and on the South side of the Ballenger Road, being known as Lot No. 2 on Plat No. 2 of the L.W. Jones Estate, plat made by H.S. Brockman, Surveyor, May 24, 1951, recorded in the R.M.C. Office for Greenville County in Plat Book "T", at page 362, and having the following courses and distances: BEGINNING on a nail & stopper in the center of the intersection of said two roads, and runs thence with the Ballenger Road S. 88.45 W. 291 feet to a nail & stopper in the center of said road on the Herman Bruce line; thence S. 2.46 E. 195 feet to a post oak stump corner; thence S. 36.40 E. 200 feet to an iron pin; thence N. 63.10 E. 339 feet to a point in the Greer-Oneal Road (iron pin on back line at 33 feet); thence with the center of this road N. 34 W. 250 feet to the beginning corner, containing 2.41 acres, more or less, and being the same property conveyed to the mortgagors herein by W.C. Chandler by deed dated April 9, 1945, recorded in the R.M.C. Office for Greenville County in Deed Book _____.

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.

Paul M. H. 1963
Greenville Savings & Loan Assn.
By Ronald D. Robinson
Sec. Treas.
Witness
Ray E. McMahon
John M. Ponder
16 April 1955
Ollie Farnsworth
125 South Main St. 29267