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BOOK 642 PAGE 537

USL—FIRST MORTGAGE ON REAL ESTATE

GREENVILLE COUNTY

MORTGAGE

State of South Carolina

COUNTY OF Greenville

TO ALL WHOM THESE PRESENTS MAY CONCERN: We, Roy Elders and Frances Elders,

(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 FIVE HUNDRED DOLLARS (\$ 3,500.00), 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 Oneal Township,

near the Double Springs School, being shown as Lots Nos. 6,7,8,9,10, 11,12,13,14,15,16,18,19,20,41,42 and 43 on a plat of the Curtis G. Henderson subdivision, said plat prepared by D.N. Loftis, Surveyor, dated October 29, 1952, and recorded in the R.M.C. Office for Greenville County, having the following courses and distances:

BEGINNING at a stake in old line at 234 feet from old iron pin corner, on the right of way of the Old Buncombe Road, said stake on the west bank of a gully, and runs thence with the old line N. 60.45 E. 800 feet--crossing branch to stake in old line; thence a new line N. 45.15 W. 650 feet to a point in county surface-treated road; thence with the said road S. 51.15 W. 50 feet to a stake; thence S. 45.15 W. 100 feet to a stake; thence S. 45.15 E. 200 feet to a stake; thence S. 45.15 W. 50 feet to a stake; thence N. 45.15 W. 200 feet to a stake on road; thence with said road S. 45.15 W. 50 feet to a stake; thence S. 39.15 W. 50 feet to a stake; thence S. 24.45 W. 250 feet; thence S. 39 W. 100 feet; thence S. 46.15 W. 125 feet to a stake at culvert across road; thence down gully as the line about 326 feet to the beginning, containing 8 & 71/100 acres, more or less, and being all of that property conveyed to the mortgagors by Curtis G. Henderson by deed dated November 14, 1952, recorded in the R.M.C. Office for Greenville County in Deed Book 469, at page 33.

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.