

MORTGAGE

State of South Carolina

COUNTY OF Greenville

TO ALL WHOM THESE PRESENTS MAY CONCERN: I, James H. Waters,

(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

TWO THOUSAND FOUR HUNDRED DOLLARS (\$ 2,400.00), 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 the City of

Greer and in Chick Springs Township, being all of those two lots of land conveyed to me, the mortgagor, by Troy R. Webb by deed dated June 28th, 1955, and to be recorded herewith. Said lots are located on Clayton Street and are more particularly described as follows:

Lot No. 1: Beginning on a stake on the northern margin of street, corner of lot now or formerly owned by Mrs. A.S. Campbell, and runs thence up the branch N. 35.18 W. 161 feet to a point in branch(stake on west side of branch on next line at 10 feet); thence with B.L.Colvin's line S. 70.25 W. 102 feet to an iron pin by fence post, corner with Colvin lot and lot below described; thence S. 14.30 W. 130 feet to stake by fence post on East side of Clayton Street; thence with edge of Clayton Street S. 56.50 E. 48 feet to point, intersection with another street; thence with North side of latter street S. 85.15 E. 40 feet to bend; thence with the street N. 67.04 E. 155 feet to the beginning corner, LESS, HOWEVER, That lot of land 45 feet in width conveyed to Ellen W. Campbell, as appears be reference to deed in the R.M.C. Office for Greenville County.

LOT No. 2: That lot of land adjoining the above described lot, known and designated as Lot No. 20 of the R.L. Ford property, according to a plat and survey thereof made by H.S. Brockman, Surveyor, dated February 23, 1924, and having a frontage of 50 feet on Clayton Avenue, a depth of 130 feet and a rear width of 50 feet.

The above lots are described in deeds to Troy R. Webb, as shown by records thereof in Deed Books 442 and 416, at pages 25 and 470, respectively, in the R.M.C. Office for Greenville County.

Together with all and singular the rights, franchises, hereditaments, and appurtenances to the same belonging or in any way incident thereto, and all of the rents, issues and profits which may arise or be had therefrom, and including all buildings, fixtures, and other equipment or fixtures now or hereafter attached, connected, or in any way appurtenant, being the intention of the parties hereto that all such fixtures and equipment, together with the same, shall be considered a part of the real estate.