

USL—FIRST MORTGAGE ON REAL ESTATE

MORTGAGE

RECORDED
1958 AUG 29 AM 11:45
R. M. C.

State of South Carolina }
GREENVILLE }
COUNTY OF SPARTANBURG }

TO ALL WHOM THESE PRESENTS MAY CONCERN: We, H.E. Greer and Cecil R.

Greer, (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 FIVE

THOUSAND TWO HUNDRED DOLLARS (\$ 5,200.00), 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, being known and designated as Lot No. 95 on Rutherford Road, as shown on a plat of Piedmont Estates, having the following courses and distances: BEGINNING at a point on Rutherford Road, joint corner of Lots Nos. 94 and 95, and runs thence N. 32.12 W. 62.4 feet along said road to a point, joint corner of Lots Nos. 95 and 96; thence with the common line of Lots Nos. 95 and 96 S. 73.48 W. 195 feet to a point on a 20-foot alley; thence along said alley S. 16.12 E. 60 feet to a point, joint rear corner of Lots Nos. 94 and 95; thence with the common line of said lots N. 73.48 E. 212.2 feet to the beginning, and being all of that lot of land conveyed to the mortgagors by Flora Mae Long, et al, by deed recorded in the R.M.C. Office for Greenville County in Deed Book 425, at page 177.

Also, all of those parcels or lots of land in Beech Springs Township of Spartanburg County, located on the South side of Bailey Street or Road, about one mile East from Greer, being all of Lots Nos. 43,44,45 and 100 feet to the rear of said lots, shown on Plat of J.R. Bailey Estate made by H.L. Dunahoo, Surveyor, dated August 14, 1947, recorded in the R.M.C. Office for Spartanburg, and having the following courses and distances: BEGINNING on a stake in a gully on Patterson line and in line with Bailey Street or Road, and runs thence with the South side of said street or road N. 78.30 E. 183 feet to an iron pin; thence S. 11.30 E. 300 feet to a point or stake into Lot No. 63(iron pin); thence S. 78.30 W. 157.5 feet to a stake in branch(iron pin on bank at 3.5 feet); thence up the branch N. 29 W. 15 feet to an iron pin in branch; thence up branch N. 37.15 W. 107 feet to old stone corner; thence N. 0.34 E. crossing gully 132 feet to an iron pin by a small R.O.; thence up gully N. 13.15 W. 58.5 feet to the beginning, containing 1.28 acres, more or less, and being all of that property conveyed to mortgagor, H.E. Greer, Sr., by deed recorded in the R.M.C. Office for Spartanburg County in Deed Book 20-C, at page 26.

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.

See Deed Book 549 Page 262 deed to David & Inez