

USL—FIRST MORTGAGE ON REAL ESTATE

MORTGAGE

FILED
GREENVILLE CO. S. C.

State of South Carolina

JUN 4 3 52 PM 1956

COUNTY OF GreenvilleOLLIE FARNSWORTH
R. M. C.

TO ALL WHOM THESE PRESENTS MAY CONCERN: I, Paul D. Forrester,

(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-eight Hundred and Twenty-eight -----
DOLLARS (\$ 2828.00), with interest thereon from date at the rate of six (6%)
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, about 1 mile northwest from Oneal, bounded by lands now or formerly owned by John West, T.M. Crain, Jim Rollins and others, containing Twenty-six (26) Acres, more or less, and having the following courses and distances, to wit:

Beginning on an iron pin in the community road that leads to the John West place and on the West line, also corner of Crain land, and running thence with the West line, S. 1.25 W. 162.5 feet to an iron pin, West's corner; thence S. 46.45 W. 1237.5 feet to a stone, West's corner; thence S. 23.10 E. 896 feet to a stone, Seller's corner; thence with the Sellers line, N. 43.20 E. 627 feet to a stone on the Bennefield line; thence with the Bennefield line, N. 50.15 W. 152 feet to an iron pin on the north edge of the branch; thence up the branch as the line, N. 58.30 E. 128.07 feet, N. 17.40 E. 113 feet, N. 36.30 E. 81.2 feet, N. 13.45 E. 87 feet, N. 50.00 E. 111 feet, N. 56.00 E. 99 feet, N. 44.45 E. 86 feet, N. 17.30 E. 99 feet; thence N. 10.30 E. 129.4 feet to an iron pin, corner of Bennefield and Rollins; thence with the Rollins line, N. 44.30 E. 264 feet to an iron pin; thence N. 75.15 E. 653.5 feet to an iron pin; thence N. 44.45 E. 460 feet to an iron pin on west side of the community road, corner of Mason tract; thence with said road, S. 77.20 W. 200 feet to bend; thence S. 82.00 W. 300 feet to bend, and S. 85.30 W. 367.05 feet to the beginning corner.

This is the same property conveyed to Paul D. Forrester by deed of M.A. Hall, recorded in Deed Book 424, page 229, R.M.C. Office for Greenville County.

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.