

USL—FIRST MORTGAGE ON REAL ESTATE

MORTGAGE

JUN 15 5 13 PM 1956

LILLIE FARNSWORTH R.M.C.

State of South Carolina

COUNTY OF Greenville

TO ALL WHOM THESE PRESENTS MAY CONCERN: I, Carl Simmons

(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

SEVENTEEN HUNDRED DOLLARS DOLLARS (\$1700.00), 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, Chick Springs Township, designated as Lots 28 and 29 of Pleasant Heights Development, property of R.A. Dobson and I.B. Dobson, according to survey and plat thereof by H.L. Dunahoo, Surveyor, dated September 4, 1950, and having the following courses and distances, to wit:

BEGINNING at a stake on the West side of the New Pelham Road, corner at Lot No. 27, and running thence along said road, S. 16.00 E. 245 feet to the intersection of Grove Street; thence along the North side of Grove Street, N. 84.30 W. 212 feet to stake, corner of Lot No. 30; thence along the line of Lot No. 30, N. 16.00 W. 168 feet to stake, corner of Lot No. 27; thence along the line of Lot No. 27, N. 74.15 E. 200 feet to the beginning corner.

ALSO, all that piece, parcel or lot of land in O'Neal Township, Greenville County, lying on the East side of the Miller Road and on the North side of the road that leads to the Pumping Station of the City of Greer, and being more particularly described as follows:

BEGINNING on an iron pin near the southern bank of South Tyger River, corner of the City of Greer Pumping Station lot and runs thence with the lines of the said lot S. 32.25 E. 195 feet to an iron pin; thence 57.25 E. 235 feet to an iron pin in the pumping station road, and on the line of the said lot; thence with the pumping station road S. 33.48 E. 30.5 feet to a bend; thence S. 21.38 E. 100 feet to a bend; thence S. 1.03 E. 100 feet to a bend; thence S. 15.05 W. 100 feet to a bend; thence S. 20.15 W. 100 feet to a bend; thence S. 21.15 W. 600 feet to an iron pin in the center of the Miller Road; thence with the Miller Road N. 31.05 W. 100 feet to a bend; thence N. 36.55 W. 100 feet to a bend; thence N. 41.40 W. 700 feet to a bend, thence N. 33.30 W. 87 feet to an iron pin in the southwest intersection of the Miller Road and the Brown Road and on the line of Henry K. Clark; thence with the Clark line N. 67.30 E. 579 feet to the beginning corner, and containing 10.52 acres, more or less. This property was conveyed to the mortgagors by J.T. Moon by deed to be recorded herewith and deed from I.B. Dobson, et al, recorded Deed Book 428, page 117 in the 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.

Filed per [unclear] 1956
Greer Federal Savings & Loan Assn.
By Donald [unclear]
Witness
Lillie Farnsworth
1956