

USL—FIRST MORTGAGE ON REAL ESTATE

MORTGAGE

State of South Carolina

COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: J. T. Barton, Jr. and Mabel

C. Barton

(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 Eight Hundred and NO/100

DOLLARS (\$ 5,800.00), with interest thereon from date at the rate of -Five- (5)

per centum per annum, said principal and interest to be repaid as therein stated, and first payment to be made January 1st, 1956

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, School District 265, and shown and designated as Lots Nos. One Hundred Three on a plat of Burgiss Hills, Incorporated, prepared by the Piedmont Engineering Service, January 21, 1951, and recorded in R.M.C. office for this County in Plat Book Y pages 96-97, and having the following: BEGINNING at iron pin, joint front corner of Nos. 103-A and 103 lots, on the Eastern side of Blue Ridge Drive, and runs thence with the said eastern edge of said Drive, S 34-36 W one hundred twenty (120) feet to beginning of curve of said Drive; thence still with said Drive on curve with chord of S 13-02 E thirty-three and seven-tenths (33.7) feet to point on the northern edge of Chestnut Avenue; thence with the north edge of said Chestnut Avenue, S 60-44 E one hundred twenty-six and three-tenths (126.3) feet to corner of No. 102 lot; thence with the dividing line between Nos. 103-102 lots, N 29-16 E. one hundred forty-four and four-tenths (144.4) feet to the rear corner of No. 103-A lot on line of No. 102 lot; thence with the dividing line between Nos. 103 and 103-A lots, N 60-44 W. one hundred thirty-eight (138) feet to the beginning corner; bounded North-east by Lot No. 103-A; Southeast by No. 102 lot; Southwest by Chestnut Avenue and Northwest by said Blue Ridge Drive.

This being that same parcel of land conveyed to mortgagors by deed recorded in Deed Book 522 at Page 141, R.M.C. Office for said 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.