

USL—FIRST MORTGAGE ON REAL ESTATE

FEB 1 2 41 PM

MORTGAGEOLLIE FARNSWORTH
R.M.C.

State of South Carolina

COUNTY OF GREENVILLETO ALL WHOM THESE PRESENTS MAY CONCERN: . We, **W. Wardlaw Smith and****Elizabeth McGowan Smith** (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

Four Thousand Nine Hundred and NO/100
DOLLARS (\$ 4,900.00), with interest thereon from date at the rate of **five**
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, in the City of Greer, on the South side of U.S. Super Highway No. 29 and on the West side of Morrow Street, in the Southwest intersection of said highway and street, and being shown and designated as Lot No. 10 on a plat of property prepared for Wm. S. Moore by H.S. Brockman, Surveyor, April 24, 1944, recorded in Plat Book Vol. W at page 107, R.M.C. Office for said County, and having the following metes and bounds, to-wit:

BEGINNING on a stake at the Southwest intersection of said Highway No. 29 right of way with Morrow Street, and running thence with the Southern edge of said right of way, N 85-23 W 187.8 feet to a stake, corner Tract No. 1 on said plat; thence with the line of Tract No. 1, S 34-56 W 79.5 feet to a stake, corner Lot No. 9; thence with the line of Lot No. 9, S 66-00 E 170.1 feet to a stake on the West edge of Morrow Street; thence with the Western edge of said Street, N 34-45 E 100 feet to a stake; thence N 27-45 E 42 feet to the point of beginning.

ALSO:

That certain parcel or strip of land in Chick Springs Township, said State and County, adjoining the above described lot, being the Northern 10 feet of Lot No. 9 as shown on the above mentioned plat, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Western edge of Morrow Street, joint front corner Lots Nos. 9 and 10, and running thence with the line of Lot No. 10, N 66-00 W 170.1 feet to an iron pin; thence with the line of Lot No. 9, S 34-56 W 10 feet to an iron pin, new corner; thence S 66-00 E 170.1 feet to an iron pin on the Western edge of Morrow Street; thence N 34-45 E 10 feet to the point of beginning.

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.