

USL—FIRST MORTGAGE ON REAL ESTATE

MORTGAGE

State of South Carolina

COUNTY OF Greenville

FILED GREENVILLE CO. S. C. FEB 12 4 18 PM 1957 OLLIE FARNSWORTH R. M. C.

TO ALL WHOM THESE PRESENTS MAY CONCERN: I, W.B. Kirby,

(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

ONE THOUSAND ----- DOLLARS (\$ 1,000.00 ), with interest thereon from date at the rate of Seven (7%) 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, near Pelham Mills and known and designated as Tract No. 3 of the Mary Susan Smith (Susie Boling Smith) lands as shown on subdivision and plat of same made by G.A. Ellis, April 6, 1934, and of record in the R.M.C. Office for Greenville County in Plat Book "H", page 234, and containing 45.5 Acres, more or less, and having the following courses and distances, as shown on said plat, to-wit:

BEGINNING at an iron pin at corner of Tract No. 2 and running thence S. 26 3/4 W. 4.63 to an iron pin; thence 51 1/4 W. 3.00 to iron pin at corner of Tract No. 4; thence along the line of tract No. 4, S. 26 1/2 E. 31.25 to Birch in Long Branch; thence along the meanderings of the branch, as line, in a northeasterly direction 14.15 to point in branch; thence continuing along the line of said branch 5.60 to a point in said branch and in line of the Baker lands; thence along the line of the Baker lands, N. 28 1/4 E. 9.50 to an iron pin at corner of Tract No. 2; thence along the line of Tract No. 2, N. 66 W. 27.12 to the point of beginning.

A road 33 feet wide is reserved along the western boundary of this tract of land, as shown on said recorded plat, for the use and benefit of the owner of Tract No. 4 of said subdivision.

This is the same property conveyed to W.B. Kirby by E. Inman, Master, by deed dated October 7, 1933, and recorded in Deed Book 177, at page 105, 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.

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10:12  
A. 1264  
Paid Oct. 30 1952  
Greer Fed. S. & L. Assn.  
By: Donald S. Robinson  
Elizabeth C. Brown  
Doris C. Brown