

USL—FIRST MORTGAGE ON REAL ESTATE

FILED
GREENVILLE CO. S. C.

MORTGAGE

FEB 14 3 43 PM 1957

State of South Carolina

COUNTY OF Greenville

OLLIE FARRNSWORTH
R.M.C.

TO ALL WHOM THESE PRESENTS MAY CONCERN: . I, **Ovard Styles,**

(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 Hundred and Eighty -----
DOLLARS (\$580.00), 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, Oneal Township, on the south side of the new Greer-Oneal Highway about one mile northwest from the City of Greer, bounded by lands now or formerly belonging to Mamie Ballenger, C.F. Johnson and L.W. Jones Estate, containing 8.89 Acres, more or less, and having the following courses and distances, to-wit:

BEGINNING on an iron pin by large Red Oak (sourwood gone), W.M. Miller's corner, and running thence N 67.15 E. 407.5 feet to an iron pin on south side of a new road near the bank of a branch; thence N. 28.20 E. 300 feet to a point in the center of the new road; thence N. 20.40 E. 100 feet to a point in the center of the new road; thence N. 0.15 W. 181.5 feet to an iron pin in the Greer-Oneal Road and in the intersection of the new road with the Greer-Oneal Road, on line of Mamie Ballenger's land; thence with the Ballenger line, S. 88.10 W. 374 feet to a stone in the place of a white oak, down; thence S. 82.00 W. 121 feet to an iron pin on the south side of a branch, Ballenger corner; thence S. 55.15 W. 452.4 feet to an iron pin on the W.M. Miller line; thence with the Miller Line, S. 37.00 E. 512.5 feet to the beginning corner.

This is the same property conveyed to Ovard Styles by deed of L.W. Jones, recorded in Deed Book 199, page 73, 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.