

USL—FIRST MORTGAGE ON REAL ESTATE

FILED
GREENVILLE CO. S. C.

MORTGAGE 15 4 36 PM 1957

State of South Carolina

COUNTY OF Greenville

OLLIE F. WORTH
R.M.C.

TO ALL WHOM THESE PRESENTS MAY CONCERN: We, J. Barney Culbreth and Mary H. Culbreth,

(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
TWELVE THOUSAND

DOLLARS (\$ 12,000.00), 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, in Chick Springs Township, in the City of Greer, located on the south side of the U.S. Super Highway No. 29, being the greater portion of Lots Nos. 7 and 8, and small portions of Lots Nos. 6 and 9 on a plat of property made for W. Dennis Smith and H.J. Waters, by H.S. Brockman, Surveyor, dated June 8, 1950, recorded in the R.M.C. Office for Greenville County, and having the following courses and distances:

BEGINNING on a stake on the southern margin of right-of-way of said highway, which stake is 18 feet S. 75.45 W. from the joint corner of Lots Nos. 7 and 6 on said plat, and runs thence with the right-of-way of said highway, S. 75.46 W. 145 feet to a stake, which stake is 17 feet N. 75.46 E. from the joint corner of Lots 9 and 10 on said plat; thence a new line S. 12.41 E. 190.2 feet to a stake on Mountain View Avenue; thence along the line of said Avenue, and Lot No. 21, N. 78.51 E. 120 feet to a stake on line of Lot No. 21; thence N. 5.26 W. 198 feet to the beginning corner.

This is the same property conveyed to J. Barney Culbreth and Mary H. Culbreth by Farman G. Crews and Evelyn M. Crews, by deed to be recorded herewith.

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.