

USL—FIRST MORTGAGE ON REAL ESTATE

FILED  
GREENVILLE CO. S. C.**MORTGAGE**

MAR 12 3 54 PM 1957

State of South Carolina

COUNTY OF GreenvilleOLLIE FARNSWORTH  
R.M.C.TO ALL WHOM THESE PRESENTS MAY CONCERN: **I, Lewis Phillips,**

(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

**SEVEN THOUSAND TWO HUNDRED AND FIFTY-----**  
DOLLARS (\$ **7250.00** ), 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 Highland Township, lying on the east side of State Highway No. 14 (Greer-Landrum Highway), about nine miles north from the city of Greer, bounded on the north & east by lands of James W. Black, on the south by lands of mortgagor and N.M. Phillips, and on the west by said highway, having the following courses and distances: BEGINNING at a point in the said State Highway No. 14 (iron pin on bank of road), James W. Black's corner, and runs thence with his line S. 53.30 E. 399 feet to a stake on said line; thence S. 33.00 W. 175 feet to a stake on Black's line; thence N. 58.50 W. 411 feet to a point in the center of State Highway No. 14; thence along the center of said highway N. 36.30 E. 207 feet to the beginning, containing 1.75 Acres, more or less, and being all of that lot of land described in deed to me, the mortgagor, by N.M. Phillips by deed dated May 12, 1950, recorded in the R.M.C. Office for Greenville County in Deed Book 416, at page page 465.

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.