

L.S.L.—FIRST MORTGAGE ON REAL ESTATE

MAY 31 5 13 PM 1957

MORTGAGEOLLIE FARMER WORTH
R. M. C.

State of South Carolina

COUNTY OF Greenville

TO ALL WHOM THESE PRESENTS MAY CONCERN: We, John Gary Masters and Effie Lee Farmer Masters,

(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

Forty-two Hundred
DOLLARS (\$ 4200.00), 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, Chick Springs Town-ship, about one mile south from Pleasant Grove Baptist Church, lying on the south side of the driveway from State Highway No. 14 to the home of Nancy D. Farmer, and being a part of Tract No. 4 as shown on plat of property of T.J. Farmer Estate made by H.S. Brockman, Surveyor, June 4th, 1938, and having ~~in~~ the following courses and distances:

BEGINNING on a nail in the north edge of the surfacing of the said driveway at a distance of 429 feet from the Estelle F. Coggins corner, which is also the joint corner of Tracts 3 and 4 shown on said T.J. Farmer plat, and runs thence with the said driveway, N. 84-45 E. 175 feet to a nail in the said driveway, (which is 196 feet west from the center of State Highway No. 14); thence S. 5-15 E. 205 feet to an iron pin at wire fence (also there is an iron pin on the bank of the driveway at 12 feet); thence with the wire fence N. 77-48 W. 183.5 feet to an iron pin; thence N. 5-15 W. 150 feet to the beginning nail (iron pin back on line at 20 feet), containing Seventy-One One-Hundredths (0.71) of one acre, more or less.

This is the same property conveyed to the mortgagors herein by deed of Nanie D. Farmer and Effie Lee F. Masters, dated May 1, 1957, and recorded in Deed Book 576, at page 196, 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.