

APR 30 2 55 PM 1958

BOOK 745 PAGE 299

USL—FIRST MORTGAGE ON REAL ESTATE

MORTGAGE

State of South Carolina

COUNTY OF Greenville

TO ALL WHOM THESE PRESENTS MAY CONCERN: We, Roy T. Eledge and Ollie Eledge, and Estelle Eledge, (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

Thirty-eight Hundred -----
DOLLARS (\$ 3800.00), 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 Township, on the north side of Connecticut Avenue, in the City of Greer, being known and designated as Lot No. 12 on plat of property of I.O. and John A. Robison, prepared by H.S. Brockman, Eng., November 21, 1939, and having according to said plat and a plat thereof prepared by H.S. Brockman, Eng., May 1, 1944, the following courses and distances, to-wit:

BEGINNING at an iron pin on the north side of Connecticut Avenue, corner of Lot No. 13, which point is 124 feet in an easterly direction from the intersection of Connecticut Avenue with South Avenue, and running thence with said Connecticut Avenue, S. 75-35 E. 60 feet to iron pin, corner of Lot No. 11; thence with the line of that lot, N. 12-15 E. 140 feet to iron pin; thence with the rear line of Lot No. 31, N. 75-35 W. 60 feet to iron pin, corner of Lot No. 13; thence with the line of that lot, S. 12-15 W. 140 feet to the beginning corner.

This is the same property conveyed to the mortgagors herein by deed of W.G. Chandler recorded in Deed Book 263, page 368, R.M.C. Office for Greenville County.

ALSO, ALL that other parcel or lot of land insaid County and State, on the North side of Connecticut Avenue in the City of Greer, known and designated as Lot No. 13 on plat of property made by H.S. Brockman, Surveyor, for I.O. and John A. Robison, November 21, 1939, recorded in the R.M.C. Office for Greenville County, LESS, HOWEVER, one-half of said lot conveyed by mortgagors to Claude Forrester by deed recorded in the R.M.C. Office for Greenville County.

This is the same property conveyed to Estelle Eledge and Ollie Eledge by deed of W.G. Chandler recorded in Vol. 269, page 51, R.M.C. Office for said 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.

Filed for 3/1/58
Greer Federal Savings and Loan Assoc.
Apr. 7, 1958
W.G. Chandler
3-2773