

USL—FIRST MORTGAGE ON REAL ESTATE

MAY 9 4 14 PM 1958

MORTGAGE

R. M. G.

State of South Carolina

COUNTY OF GreenvilleTO ALL WHOM THESE PRESENTS MAY CONCERN: **We, O.L Pace and Virginia H.****Pace,**

(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

Three Thousand -----
DOLLARS (\$ **3,000.00**), 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, Highland Township,** lying on the west side of the Old Ballenger Mill Road, now a new state highway which leads from the Wilson place at Highland to State Highway No. 11, bounded on the north and northwest by Bertha Bates Slatton, on the east by Wilson Roe and lands of B.W. Turpin, on the south and west by Ed Howard, and having the following courses and distances:

BEGINNING on a stone, corner with Wilson Roe and Ed Howard, and runs thence N. 63-33 W. 1248 feet to a black gum; thence N. 28 W. 592 feet to a stake on branch; thence up branch as line, N. 56-10 E. 100 feet, N. 34-50 W. 194 feet, N. 22-24 W. 165 feet, N. 13-36 W. 188 feet; thence leaving branch N. 0-30 W. 527 feet to a stone on a branch; thence down branch as the line 921 feet to a stone; thence S. 36-45 E. 558 feet to a stone; thence S. 74-30 E. 132 feet to a stone; thence S. 75-30 E. 107 feet to a stone; thence S. 81 E. 453 feet to a point in the center of new State Highway leading from Highland to Highway No. 11; thence along and with the center of said highway in a southerly direction to a point on the Wilson or Finley line; thence with the Wilson or Finley line N. 41-23 W. to a locust post; thence with said line S. 19-30 W. 493 feet to the beginning corner, containing 70 acres, more or less,

This is the same property conveyed to the mortgagors herein by deed of B.W. Turpin, of even date, 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.