

USL—FIRST MORTGAGE ON REAL ESTATE

MORTGAGE

State of South Carolina }
 COUNTY OF Greenville }

TO ALL WHOM THESE PRESENTS MAY CONCERN: **I, W.Z. Trotter,**

(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

One Thousand -----
DOLLARS (\$1,000.00), 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, Oneal Township,

and having the following courses and distances, to-wit: BEGINNING
 at a stake on the Hudson line, and runs thence S. 23-50 W. to a stone;
 thence S. 1/4 E. 251 feet to angle; thence S. 23 W. 320 feet to a
 stake; thence S. 10-1/4 E. 239 feet to spring persimmon, 3x; thence
 S. 62-1/4 W. to double Ash, 3x, on River (South Tyger); thence with
 the said River, 560 feet to a stake; thence N. 38-3/8 W. 704 feet to
 a red-oak (dead), on old road; thence N. 7-5/8 E. 341 feet; thence N.
 31-1/2 E. 59 feet; thence N. 57-3/8 E. 118 feet; thence N. 76 E. 152
 feet; thence N. 82 E. 217 feet; thence N. 83-1/2 E. 372 feet; thence
 S. 77-1/8 E. 316 feet to the beginning corner, containing 22.58 acres,
 more or less, bounded by lands of Tract 2, South Tyger River, lands
 of John Bruce, (now or formerly) and lands of B.E. Hudson, being the
 same conveyed to W.Z. Trotter by E.G. Ballenger and Maree L. Ballenger
 by deed recorded in Deed Book 284, page 138, 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.