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BOOK 764 PAGE 229

USL—FIRST MORTGAGE ON REAL ESTATE

CLERK OF COURTS

MORTGAGE

State of South Carolina

COUNTY OF Greenville

TO ALL WHOM THESE PRESENTS MAY CONCERN: **We, Bennie Lee Brockman and Lucille Brockman,** (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

Twenty-seven Hundred -----
DOLLARS (\$ 2700.00), 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, School District (formerly) of Oneal, containing twelve and four-tenths (12.4) acres, more or less, and being the southeastern part of Tract No. 1 as shown on a plat of the Tandy Bruce Property, prepared by J.H. Atkins, Surveyor, September, 1919, and also a small part of property described in Deed Book 126, page 143, and lying on the east side of the Greer-Oneal Road, and having the following courses and distances, to-wit:

BEGINNING at an iron pin on edge of the Greer-Oneal Road and on line of Dr. F.G. James; thence with the James line, S. 45-15 E. 504 feet to an iron pin, James Corner; thence along line of Dr. James, S. 29-35 E. 297 feet to an iron pin; thence with the Matilda White line, N. 50-30 E. 750 feet to iron pin on the north bank of dirt road; thence with said road as the line, N. 62-00 W. 500 feet to a bend; thence N. 58-30 W. 200 feet to bend; thence N. 50-00 W. 200 feet to bend; thence N. 48-30 W. 343 feet to nail and stopper in Greer-Oneal Road, Kirby corner; thence crossing Greer-Oneal Road, N. 65-00 W. 39.5 feet to an iron pin in driveway to Kirby house; thence with Greer-Oneal Road, S. 1-55 W. 548 feet to the beginning point.

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.