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USL—FIRST MORTGAGE ON REAL ESTATE

OLLIE FAULKNER WORTH

MORTGAGE

State of South Carolina

COUNTY OF Greenville

TO ALL WHOM THESE PRESENTS MAY CONCERN: I, James A. Morgan,

(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

Fifteen Hundred -----

DOLLARS (\$ 1500.00), 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, near Jackson Grove Methodist Church and on the Darby Road, and having the following courses and distances according to a plat thereof made by W.A. Hudson, Surveyor, December 11, 1903, to-wit:

BEGINNING on a stone on the southern edge of the Darby Road, and runs thence with said road, S. 75 W. 22.20 chains to a point on bridge adjoining property owned by Vaughn; formerly S.C. Bradley; thence with this line, S. 14-1/2 E. 11.26 chains to an iron pin; thence S. 76-2/3 E. 15.88 chains to a stone; thence N. 8 E. 18.50 chains to a stone; thence N. 12-1/2 E. 2 chains to the beginning corner, EXCLUDING, however, from this boundary one acre, more or less, conveyed from the northwestern corner of tract conveyed by Annie Belle Morgan and others to Wm. Reid Morgan by deed recorded in Deed Book 441, at page 432, leaving a net acreage of twenty-eight (28) acres, more or less.

This is the same property conveyed to James A. Morgan by deed of William Reid Morgan recorded in the R.M.C. Office for Greenville County.

Excluded also from boundaries of the above described tract is a lot containing one acre, more or less, conveyed from the northeastern corner of the tract to Annie Belle Morgan, shown by deed recorded in Deed Book 468, at page 510, in the R.M.C. Office for Greenville County.

This mortgage is in addition to one now held by the said Greer Federal Savings and Loan Association.

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.