

DEC 11 4 49 PM 1958

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USL—FIRST MORTGAGE ON REAL ESTATE

OLLIE FORD WORTH
R. M. C.

MORTGAGE

State of South Carolina

COUNTY OF Greenville

TO ALL WHOM THESE PRESENTS MAY CONCERN: I, **Pervis Seaborn,**

(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

Fourteen Hundred and Twenty-five -----

DOLLARS (\$ **1425.00**), 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, near the western limits of the City of Greer, in the "Need-more" Section, fronting on Short Forest Street, and beginning at an iron pin, corner of Junie Maxwell, on said Short Forest Street, and runs thence with the line of property now or formerly of Junie Maxwell in a southerly direction 89 feet to a point on the line now or formerly of R.L. Ford; thence with the Ford line in a westerly direction ^{feet} 116/to Forest Street; thence with said Forest Street northerly 89 feet to intersection of Forest Street and Short Forest Street; thence with Short Forest Street 116 feet, easterly, to the beginning corner, being bounded on the north by Short Forest Street, on the east by lands now or formerly of Junie Maxwell, on the south by lands now or formerly of R.L. Ford and on the west by Forest Street.

The within described lot is the same willed to me by my wife, Bessie Hawkins Seaborn, which will is recorded in the Office of the Probate Court 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.