

USL—FIRST MORTGAGE ON REAL ESTATE

FILED
GREENVILLE, S. C.

JAN 13 3 40 PM 1959

OLLIE F. NORTH
R.M.C.

MORTGAGE

State of South Carolina

COUNTY OF Greenville

TO ALL WHOM THESE PRESENTS MAY CONCERN: I, W.M. Smith,

(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 Nineteen Hundred -----

DOLLARS (\$ 1900.00), 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, in Highland Township, near Camp Creek Baptist Church, being composed of and shown and designated as Tracts Nos. 3, 4, 5, and 6 on a plat of the property of L.H. Fowler, made by H.S. Brockman, Surveyor, August 1, 1950, and according to said plat, having the following metes and bounds, to-wit:

BEGINNING at a point in surfaced road leading northwestward from Lenoah School to Camp Creek Baptist Church, joint corner with Hart Beacham and J. Beacham lands, and running thence S. 81-30 E. 1168.5 feet to stake across and near southeastern side of another surfaced road; thence N. 38-45 E. 330 feet into and along a portion of said surfaced road, to point east of and near said road; thence N. 12-30 E. 238 feet into and along said road to point; thence N. 82-00 W. 1640 feet to point; thence S. 24-45 W. 150 feet to point northeast of and near said first mentioned surfaced road leading to Camp Creek Church; thence N. 60-15 W. 150 feet into, along and to point in said last mentioned road; thence S. 46-45 E. 200 feet to point in said road; thence S. 36-00 E. 225 feet to stake; thence S. 29-22 E. 175 feet to the beginning corner, and comprising 17.55 acres, more or less.

This is the same property conveyed to mortgagor herein by corrective deed of J.R. and Pearl L. Pearson, December 3, 1955, recorded in Deed Book 541, page 525, R.M.C. Office for Greenville County. Also, this is all of that property described in deed to W.M. Smith as shown by record of deed in Deed Book 489, page 177.

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.

Handwritten notes and signatures at the bottom of the page, including a date "Jan 13 1959" and various illegible signatures and initials.