

BOOK 785 Page 560

FILED
GREENVILLE CO. S. C.

MAY 6 1 31 PM 1959

USL—FIRST MORTGAGE ON REAL ESTATE

OF MORTGAGE
R.M.C.

State of South Carolina

COUNTY OF Greenville

TO ALL WHOM THESE PRESENTS MAY CONCERN: I, M. Eugene Sloan,

(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

Forty-five Hundred -----

DOLLARS (\$4500.00), 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, on the south side of Virginia Avenue in the City of Greer, and being Lot No. 53, plat of Development No. 2, Victor-Monaghan Co., Division of J.P. Stevens & Co., Inc., Greer Plant, by Dalton & Neves, Engineers, April, 1947, recorded in Plat Book P, page 119, R.M.C. Office for Greenville County, and having the following courses and distances, to wit:

Beginning on the south side of Virginia Avenue, corner of Lots Nos. 52 and 53, and running thence along the line of said lots, S. 35-21 W. 170 feet to edge of alley; thence along said alley, S. 54-39 E. 106 feet to the west side of Lee Street; thence along Lee Street, N. 35-21 E. 145 feet to an iron pin; thence along the curve of Lee Street as it converges with Virginia Avenue, the chord of which is N. 9-39 W. 35.3 feet to an iron pin; thence along the south side of Virginia Avenue, N. 54-39 W. 80 feet to the beginning corner.

This is the same property conveyed to M. Eugene Sloan by deed of Daniel M. Pruitte, recorded in Deed Book 425, page 159, 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.

Handwritten signatures and notes at the bottom of the page, including a date "Paid Mar. 5, 1965" and various illegible signatures.

RECORDED AND INDEXED BY ROOM
MAY 11 1959
GREENVILLE CO. S. C.