

USL—FIRST MORTGAGE ON REAL ESTATE

MORTGAGE

FILED GREENVILLE CO. S. C.

JUL 22 1 59 PM 1959

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State of South Carolina

COUNTY OF Greenville

TO ALL WHOM THESE PRESENTS MAY CONCERN: I, Maggie Mae Breazeale,

(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 Seven Thousand -----

DOLLARS (\$ 7,000.00), 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 Butler Township, situated on the northeast side of the old Augusta Road, about 4 miles southwest from the City of Greer, being Tract No. 1 of Lucile G. Christopher and Maggie Mae Breazeale Property, according to survey and plat by H.S. Brockman, Surveyor, dated November 30, 1956, having the following courses and distandes, to-wit: BEGINNING at a point in the center of the old Augusta Road, corner of Tracts Nos. 1 and 2 and running thence along line of said tracts, N. 46-45 E. 2200 feet to an iron pin; thence N. 83-45 E. 1404 feet to an iron pin on the bank of Enoree River; thence down said river as the line as follows: S. 38-58 W. 86.2 feet, S. 49-11 W. 100.4 feet, S. 42-02 W. 103.7 feet, S. 43-10 W. 200.5 feet, S. 41-37 W. 199 feet, S. 35-28 W. 101.3 feet, S. 31-22 W. 100 feet, and S. 44-52 W. 42.7 feet to an iron pin in pine stump, corner of the J.P. Griffin Estate; thence along the Griffin line, N. 54-50 W. 797 feet to an iron pin; thence S. 42-50 W. 2191 feet to a point in the old Augusta Road; thence along said road, N. 50-10 W. 332 feet to the beginning corner, being the same property conveyed to Maggie Mae Breazeale by deed of Lucile G. Christopher recorded in Deed Book 566, page 523, R.M.C. Office for Greenville County.

ALSO, ALL that other parcel or lot of land containing ^{5.12}/₇ acres, more or less, situated near Sandy Flat and about two miles from Double Srpings Baptist Church, being a part of the subdivision of the W.S. Dill property, having the following courses and distances: BEGINNING on an iron pin on the east bank of road that leads from the old Buncombe Road, the Groce Meadow Road, and runs thence N. 13 1/2 E. 198 feet to a stake on the Davenport-Collins line; thence S. 49 E. 360 feet to a stone; thence S. 21 1/4 W. 116 feet to a stone on Roy Collins line; thence S. 18 1/4 W. 1240 feet to a stake on said road; thence along the east bank of the road in a northerly direction to the beginning corner, and being the same property conveyed this day to the mortgagor by R.C. Barbare by deed to be recorded herewith, There is excepted from the above described boundary 1.88 acres, previously conveyed therefrom.

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.

SATISFIED AND CANCELLED OF RECORD

DAY OF 19

FOR GREENVILLE COUNTY, S. C.

NO.