

SEP 16 12 57 PM 1959

BOOK 803 PAGE 101

USL—FIRST MORTGAGE ON REAL ESTATE

**MORTGAGE**

State of South Carolina

COUNTY OF Greenville

TO ALL WHOM THESE PRESENTS MAY CONCERN: We, O.L. McCarson and Mamie

P. McCarson,

(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

**Eleven Thousand and Three Hundred -----**  
DOLLARS (\$11,300.000 ), 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, lying on both sides of the Gap Creek Road, northwest of Apalache Mill, containing 55.88 acres, more or less, adjoining lands of C.M. Ponder, T.Z. Atkins and others, and having the following courses and distances according to a survey by H.S. Brockman, as follows, to-wit:

BEGINNING At an iron pin, southeast corner of tract and corner of Ponder and Ballenger land, and running thence with the Ponder line, N. 15-57 W. 1344.5 feet to an iron pin; thence N. 26-35 E. 1176.5 feet to an iron pin; thence N. 59-15 W. 908 feet to an iron pin on Atkins line; thence S. 18-00 W. 2134 feet, crossing branch, and Gap Creek Road; to iron pin by oak stump; thence S. 5-30 W. 660 feet to iron pin on Ballenger Estate line; thence S. 84-45 E. 1362 feet to the beginning corner.

This is the same property conveyed to the mortgagors herein by Vernon Duncan by deed recorded in Vol. 363, page 249, 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.