

USL—FIRST MORTGAGE ON REAL ESTATE

JUN 14 3 35 PM 1968

MORTGAGE

OFFICE OF THE CLERK
R. M. C.

State of South Carolina

COUNTY OF Greenville

TO ALL WHOM THESE PRESENTS MAY CONCERN: I, Jason C. Stokes,

(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

One Thousand ----
DOLLARS (\$ 1,000.00), with interest thereon from date at the rate of Seven (7%)
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, Highland Township, on the southeast side of State Highway No. 14 about 9 miles northward from the City of Greer, containing nine acres, more or less, bounded by lands of Marton Stokes, Crawford Mills and others, and having the following courses and distances, to-wit:

BEGINNING at an iron pin in the center of State Highway No. 14, formerly Rutherford Road, and running thence S. 48-00 W. along the center of said highway 4.50 chains to an iron pin, S. 32-00 W. 3.50 chains, and S. 24-00 W. 5.50 chains to a pin in center of said highway; thence S. 45 E. 13.00 chains to an iron pin on Babb's line; thence N. 27-00 E. 532 chains to a stone; thence along the Pitman line, N. 16 W. 16.60 chains to the beginning corner, and being formerly identified as Tract No. 1 of the A.J. Stokes subdivision. There has been conveyed from the described tract, however, 1 acre to Dean Babb, 1 acre to Houston Pittman, 4½ acre to Marton Stokes and one-half acre to J.C. Stokes, leaving therein approximately 5½ acres, including in this mortgage the remainder of the boundary and also the one-half acre first conveyed to the said J.C. Stokes.

Reference is made to Deed Book 555, page 81, R.M.C. Office for Greenville County, and to also the first deed of conveyance to the said J.C. Stokes for the one-half acre lot included herewith.

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.