

USL—FIRST MORTGAGE ON REAL ESTATE

GREENVILLE CO. S.C. 1963

MORTGAGE

State of South Carolina

COUNTY OF Greenville

TO ALL WHOM THESE PRESENTS MAY CONCERN: I, Inez M. Hannon,

(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 Eight Thousand -----

DOLLARS (\$ 8,000.00) 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, Oneal Township, located near Washington Baptist Church, lying just south from highway leading from Washington Baptist Church to Oneal, having the following courses and distances, to-wit:

BEGINNING on a poplar, and runs thence S. 11-15 W. 2 rods to a stone; thence S. 10-15 E. 6.06 chains to a stone; thence S. 6-30 E. 19.76 chains to a stone; thence S. 1-00 W. 6.18 chains to a stake in branch; thence up meanders of said branch about 17 chains to a stone; thence N. 30-00 E. 23.67 chains to a stone; thence N. 60 W. 7.65 chains to a stone; thence a southwest course 18.03 chains to a stone near the head of a branch; thence with the meanders of said branch 5.95 chains to the beginning, containing Seventy-eight and two-thirds (78-2/3) acres, more or less.

ALSO, ALL of that other parcel or tract of land adjoining the above described tract, having the following courses and distances as shown by a plat made by H. S. Brockman, Surveyor, dated December 5, 1938, to-wit:

BEGINNING at an iron pin in the road leading from Washington Baptist Church to Oneal, corner with the Caldwell lands, and running thence S. 30-15 W. 1804 feet to an iron pin; thence S. 59-45 E. 736 feet to a stone; thence N. 30-15 E. 960 feet to an iron pin; thence N. 41-30 W. 566 feet to an iron pin in community road; thence along community road, N. 28-48 E. 334 feet and N. 32-50 E. 377 feet to intersection of the Washington Church-Oneal Road; thence along the Washington Church-Oneal Road, N. 71-10 W. 202 feet to the beginning corner, containing twenty-one (21) acres, more or less, LESS 4.08 acres conveyed therefrom. See Deed Book 491, page 182, R.M.C. Office for said Co.

This is the same property conveyed to Inez M. Hannon by J. William McAbee, et al., by deed dated November 26, 1960, to be recorded 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.

*Paid May 22, 1963*

*Greer Federal Savings & Loan Assoc.*

*By: Fred S. Goss*

*president*

*witness:*

*Moise D. Smith*

*Elizabeth C. Cain*

SATISFIED AND CANCELLED OF RECORD

3 DAY OF *June* 1963

R.M.C. FOR GREENVILLE COUNTY, S. C.

AT 2:50 O'CLOCK P.M. NO. 31199