USL—FIRST MORTGAGE ON REAL ESTATE

FEB 16 2 39 PM 1961

MORTGAGE

State of South Carolina

COUNTY OF Greenville

TO ALL WHOM THESE PRESENTS MAY CONCERN: I, Bobby L. Byars,

(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

Five Thousand -----

DOLLARS ($5,000.00), 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, Chick Springs Township, about two miles west from the City of Greer and a short distance south from the new U.S. Super Highway, being the rear portion of Lots Nos. 70, 71, 72 and 73 on a plat of the W.E. Dill Estate Property, a plat of which is on record in the R.M.C. Office For Greenville County in Plat Book J, page 199, having the following courses and distances:

BEGINNING on a stake on the west edge of Dill Street, the northeastern corner of Lot No. 70 and joint corner of lot which fronts on said Super Highway, and runs thence with the rear lines of Lots Nos. 70, 71, 72 and 73, being the dividing line with those lots fronting on said highway, in a westerly direction 200 feet to a stake, joint corner with Lot No. 74 on said plat; thence in a southerly direction with line of Lot No. 74, 50 feet to a stake on common line of Nos. 73 and 74; thence a new line in an easterly direction parallel with the first line above 200 feet to a stake on the west side of Dill Street; thence in a northerly direction with the west side of Dill Street 50 feet to the beginning corner, being the same property conveyed to mortgagor by deed of Hattie Eva Jordan recorded in the R.M.C. Office for Greenville County. The deed intends to convey a lot 50 feet in uniform width and 200 feet in uniform depth from the rear portions of Lots Nos. 70, 71, 72 and 73 on plat above mentioned.

ALSO, ALL that other parcel or lots of land in the County and State aforesaid, being known and designated as parts of Lots Nos. 70, 71, 72 and 73 on a plat of property made forthe W.E. Dill Estate by S.C. Moon, Surveyor, dated April, 1940, recorded in Plat Book J, page 199, R.M.C. Office for Greenville County. Reference to said plat and record thereof is expressly made for a complete and detailed description of said lots, and being the same property conveyed to mortgagor by deed of Lucy Coleman Mayfield recorded in the 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.