

USL - FIRST MORTGAGE ON REAL ESTATE

MAY 8 3 25 PM 1961

MORTGAGE

State of South Carolina

COUNTY OF Greenville

TO ALL WHOM THESE PRESENTS MAY CONCERN: We, Carl E. Kimble and Ruth A. Kimble,

(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 Fifteen Thousand Seven Hundred and Fifty

DOLLARS (\$15,750.00), 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, Austin Township, containing 85 acres, more or less, and being Tract No. 4 and a small portion of Tract No. 1 of the property of Nancy Caroline Hughes, plat thereof by W.A. Adams, Surveyor, dated September, 1914, recorded in Plat Book E, page 297, R.N.C. Office for Greenville County, and having the following courses and distances, to-wit:

BEGINNING at a point in the center of Greenville Road, northeastern corner of Tract No. 4, and running thence along said road, N. 50 1/2 W. 8.35 chains to a point; thence N. 71 W. 8.87 chains to a bend; thence N. 67 W. 6.69 chains to a bend; thence N. 77 W. 6.16 chains to a stone in said road; thence S. 38 E. 5.14 chains to a stone; thence S. 29 1/2 W. 10.20 chains to a stone; thence S. 26 1/2 W. 10 chains to a stone; thence S. 9-3/4 W. 4.70 chains to a sweet gum; thence S. 9-9/10 E. 10.25 chains to a poplar stump; thence S. 20-30 W. to the middle of Gilder's Creek; thence down said creek as the line to the confluence of a spring branch with said creek; thence up the spring branch to a birch on line of Tract No. 4; thence N. 42 E. 2.00 chains to a maple; thence N. 47 W. 1.73 chains to a stone; thence N. 54-7/8 E. 14.35 chains to the beginning corner.

This is the same property conveyed this day to the mortgagors by Boyce M. Dillard by deed 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.