

MORTGAGE

State of South Carolina

(COUNTY OF Greenville

JUL 22 1961

TO ALL WHOM THESE PRESENTS MAY CONCERN: I, Paul B. Black,

(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 ----- (5-3/4)
DOLLARS (\$11,300.00), with interest thereon from date at the rate of Five & three-fourths 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, between Taylors and the City of Greer, being Lot No. 112 as shown on a plat prepared by J. Mac Richardson, R.L.S., dated March, 1960, entitled "Final Plat--Part of Section Two, ORCHARD ACRES", and recorded in the R.M.C. Office for Greenville County in Plat Book 14 at page 147, and according to said plat having the following metes and bounds:

BEGINNING at an iron pin on the southern edge of Clingstone Drive, the joint front corner of Lots Nos. 111 and 112, and running thence along the line of Lot No. 11, S. 4-32 E. 174.7 feet to an iron pin in the line of Lot No. 47; thence N. 85-37 E. 80 feet to an iron pin at the joint rear corner of Lots Nos. 112 and 113; running thence N. 4-29 W. 174.9 feet to an iron pin on the southern edge of Clingstone Drive; thence along the southern edge of Clingstone Drive, S. 85-36 W. 80 feet to an iron pin, point of beginning.

This is the same property conveyed to the mortgagor herein by Leslie & Shaw, Inc., by deed dated June 10, 1961, 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.