

US1—FIRST MORTGAGE ON REAL ESTATE

JUL 7 4 11 1964

MORTGAGE

State of South Carolina

COUNTY OF Greenville

TO ALL WHOM THESE PRESENTS MAY CONCERN: We, Joe K. McAbee and Jo Ann McAbee,

(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

Four Thousand ----- DOLLARS (\$ 4,000.00 -), with interest thereon from date at the rate of Six & one-half (6 1/2%) 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, in Oneal Township, located near Oneal and on the Mays Bridge Road, bounded on the north by lands of J. D. Vaughn, on the east by lands of W. E. Duncan and other lands of Gary J. Davis, on the south by lands of Gary J. Davis, and on the west by Gary J. Davis and South Tyger River, and having the following courses and distances, to-wit:

BEGINNING at an iron pin in the Mays Bridge Road, joint corner with W. E. Duncan, Howard Rollins and J. D. Vaughn, and runs thence with the W. E. Duncan line, S. 2-35 E. 425 feet to an iron pin; thence continuing along and with the center of the Mays Bridge Road in a southerly direction to the center of intersection of said road with highway leading to State Highway No. 101 and the old Oneal School; thence continuing along the center of the Mays Bridge Road in a westerly and northwesterly direction to an iron pin in the center of said road; thence S. 46-40 W. about 200 feet to a point in the center of South Tyger River; thence up and with the meanders of said river as the line to a point on the line of J. D. Vaughn's land; thence with Vaughn's line, N. 46-40 E. approximately 1050 feet to the beginning, containing 14 acres, more or less.

This is the same property conveyed to the mortgagors herein by Gary J. Davis by deed recorded in the R. M. C. Office for Greenville County, two acres of which was formerly conveyed to the mortgagors by J. P. Eldridge.

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.

Recorded Nov. 27, 1964

Greer Federal Savings & Loan Assoc. By Fred A. Brown, Jr.

Witness: Joe K. McAbee, Jo Ann McAbee

Notary Public: Willie Thomasworth, R.M.C. No. 15866