

1st FIRST MORTGAGE ON REAL ESTATE

**MORTGAGE**

JUL 13 4 56 PM 1961

State of South Carolina

COUNTY OF Greenville

TO ALL WHOM THESE PRESENTS MAY CONCERN: I, Janie D. Cbninger,

(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

Sixteen Thousand, -----  
DOLLARS (\$16,000.00), 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, near the City Limits of Greer, and being known and designated as Lot No. 46 on plat of BROOKWOOD SUBDIVISION, prepared by B.B. Waters, Jr., Surveyor, dated October 14, 1958, and recorded in the Office of the R.M.C. for Greenville County in Plat Book QQ, page 21, and having, according to said plat, the following courses and distances:

BEGINNING at an iron pin on the southeast side of Ridgecrest Circle, joint front corner of Lots Nos. 45 and 46, and running thence along the joint line of said lots, S. 54-09 E. 229.2 feet to an iron pin in line of property now or formerly of Lloyd Hunt; thence S. 2-02 W. 50 feet to an iron pin, joint rear corner of Lots Nos. 46 and 65; thence along the joint rear lines of said lots, S. 67-00 W. 171.6 feet to an iron pin, joint rear corner of Lots Nos. 46, 65, 64 and 47; thence along the joint line of Lots Nos. 47 and 46, N. 20-36 W. 198.5 feet to an iron pin on the southeast side of Ridgecrest Circle, joint front corner of Lots Nos. 46 and 47; thence along the southeast side of Ridgecrest Circle, N. 33-52 E. 79.5 feet to an iron pin, the beginning corner.

This is the same property conveyed to Janie D. Cloninger by G. Hayes, and Alice Shanklin Hayes by deed recorded in Deed Book 675, page 299, 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.