

USL - FIRST MORTGAGE ON REAL ESTATE

MORTGAGE

State of South Carolina

COUNTY OF Greenville

TO ALL WHOM THESE PRESENTS MAY CONCERN: We, R.R. Penland and Louise

M. Penland, (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

Twelve Thousand -----
DOLLARS (\$ 12,000.00) 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, on the east side of Lanford Street and the north side of Barbare Street in the City of Greer, being Lots Nos. 69, 70 and 71 of Westmoreland Circle, according to survey and plat recorded in Plat Book "T", page 199, R.M.C. Office for Greenville County, and having a frontage of 141 feet on Barbare Street and a frontage of 150 feet on Lanford Street, with a depth of 138 feet on the north side of 150 feet on the east side.

ALSO, ALL that certain parcel or lot of land situated on the west side of Pine Street in the City of Greer, Chick Springs Township, County and State aforesaid, being Lot No. 50 of the C.M. Hemphill property according to survey and plat by H.S. Brockman, Surveyor, dated January 3, 1940, and having a uniform width of 60 feet and a depth of 143.3 feet on the north side and 142.9 feet on the south side.

ALSO, ALL that other parcel or lot of land adjoining that above described, and having the following courses and distances, to-wit:

BEGINNING at a point on the west side of Pine Street, corner of Lots Nos. 50 and 49, and running thence with said street, S. 3-00 W. 10 feet to a point on said street; thence northwesterly about 142 feet to the rear corner of Lots Nos. 49 and 50; thence along the line of said lots, S. 89-42 E. 142.9 feet to the beginning corner, and being a portion of Lot No. 49 of the C.M. Hemphill property.

The two parcels last described are the same conveyed to A.R. Penland and Louise M. Penland by Nellie Brannon by deed of even date, 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.