

USL—FIRST MORTGAGE ON REAL ESTATE

MORTGAGE

FILED  
GREENVILLE, S.C.  
JAN 29 1 32 PM 1962  
C.L.L.  
J. A. RICH

State of South Carolina

COUNTY OF Greenville

TO ALL WHOM THESE PRESENTS MAY CONCERN: We, Louis A. Smith and Grant

R. Smith, (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

Three Thousand -----  
DOLLARS (\$ 3000.00 ) 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, Oneal Township, lying on the south side of the Gap Creek Road about 4 miles north of the City of Greer, containing 4 acres, more or less, bounded on the north by said road, on the east by John Howard, on the south by the center of the Duke Power Company and lands reserved by the mortgagors, and on the west by Egbert Mosteller Estate, having the following courses and distances:

BEGINNING on a nail in the center of the Gap Creek Road corner with the Egbert Mosteller Estate (iron pin on south bank thereof at 24 feet), and runs thence with the line of the Egbert Mosteller Estate, approximately 840 feet to a point in the center of the Duke Power Company right-of-way; thence with the center of the Duke Power Company right-of-way in a southeasterly direction approximately 750 feet to a point on line of John Howard's property; thence with Howard's line, Due North 200 feet, more or less, to a nail in the Gap Creek Road (iron pin on south bank thereof at 15 feet); thence along said road, N. 58-55 W. 414 feet to the beginning corner.

This is a portion of that property conveyed to the mortgagors herein by Agnes Mosteller Holliday by deed recorded in Deed Book 894, page 140, R.M.C. Office for Greenville County.

It is intended hereby to convey, by way of this mortgage, all property owned by the mortgagors lying northerly and northwesterly from the center line of the Duke Power Company Tower line right-of-way and between said line and Gap Creek Road.

This is an additional mortgage to one already held by the said Greer Federal Savings and Loan Association.

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.

*Paid*  
*Feb. 26, 1964*  
*Greer Federal Savings &*  
*Loan Assoc.*  
*By: Donald Stephenson*  
*Sec. - Treas*

*Witness:*  
*Glenda C. Baker*  
*Neil C. Smith*

SATISFIED AND CANCELLED OF RECORD  
9<sup>th</sup> DAY OF *March* 1964  
*Willie Farnsworth*  
R. M. C. FOR GREENVILLE COUNTY, S. C.  
AT 1:01 O'CLOCK P. M. NO. 25425