

U.S. — FIRST MORTGAGE ON REAL ESTATE

# MORTGAGE

State of South Carolina

COUNTY OF Greenville

TO ALL WHOM THESE PRESENTS MAY CONCERN: North Greenville Junior College,  
(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

DOLLARS \$3.00 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, Highland Township, in the City of Greenville, containing 0.44 Acres, more or less, according to a plat thereof recorded in Plat Book K, page 21, Article 10 of the Little B. Lewis tract, and having the following corners and distances:

Begin at the northeast intersection of Old State Road and Ridge Road at an iron pin, and running thence with the north side of said Ridge Road, S. 88-15 W. 320 feet to the twin oaks X; thence N. 21-75 E. 120 feet to a stake on north side of said Ridge Road; thence still with said stake, S. 30-40 W. 330 feet to an iron pin on line of the S. Hollinger Estate; thence with that line, N. 55-15 E. 214 feet to iron pin on said line and X of Lot No. 1 of B.F. Weaver's estate; thence with the line of said lot, S. 10-10 E. 347 feet to an iron pin; thence still with line of Lot No. 1; N. 78-15 E. 321 feet to corner fence east end of Old State Road, and X of Lot No. 1; thence with said road, S. 1-40 E. 187 feet to beginning corner.

That as the same property conveyed to the mortgagor by Ollie Carter deed recorded in Deed Book 472, page 18, R.H.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.