

USL—FIRST MORTGAGE ON REAL ESTATE

OCT 11 3 50 PM 1962

MORTGAGE

OLLIE FARNSWORTH
R.M.C.

State of South Carolina

COUNTY OF Greenville

TO ALL WHOM THESE PRESENTS MAY CONCERN: We, Arthur P. Echols and

Mabel K. Echols, (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 (6½) 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 Mortgagee 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, located about 7 miles north of the City of Greer and on the west side of the Pennington Road, bounded on all sides by other lands of the said Lloyd E. Hunt, containing 1.03 acres, more or less, and having the following courses and distances:

BEGINNING on a nail in the center of the said Pennington Road (iron pin on west bank thereof), and runs thence S. 84-46 W. 295 feet to an iron pin; thence N. 1-06 E. 150 feet to an iron pin; thence N. 84-18 E. 310 feet to a nail in the center of the Pennington Road (iron pin on west bank of road); thence along the center of said road, S. 6-30 W. 155 feet to the beginning.

This is the same property conveyed to the mortgagors herein by Lloyd E. Hunt by deed of even date, to be recorded herewith.

This is a first mortgage and is senior in priority to one given this day by the mortgagors herein to Lloyd E. Hunt.

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.