

USL—FIRST MORTGAGE ON REAL ESTATE

MORTGAGE

FILED
GREENVILLE CO. S. C.
OCT 26 1 49 PM 1962
OLLIE J. SWORTH
R. M. C.

State of South Carolina
COUNTY OF Greenville

TO ALL WHOM THESE PRESENTS MAY CONCERN: We, J.W. Bass and Agnes S.

Bass, (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 Mortgagee's promissory note of even date herewith, the terms of which are incorporated herein by reference in the sum of Eighty-five Hundred DOLLARS (\$8500.00), 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 the Jones Road and the south side of Holly Circle, near the Limits of the City of Greer and northward therefrom, designated as Lot No. 1 of a subdivision known as PINEBROOK, according to survey and plat by H.S. Brockman, Registered Surveyor, dated February 21, 1955, recorded in Plat Book FF, page 290, R.M.C. Office for Greenville County, and having the following courses and distances, to-wit:

BEGINNING at the intersection of Jones Road and Holly Circle, and running thence along Jones Road, S. 8-30 E. 93 feet to an iron pin; thence S. 86-29 E. 201.8 feet to a stake on line of Lot No. 3; thence along the rear line of Lots Nos. 3 and 2, N. 32-48 W. 126.6 feet to a stake on south edge of Holly Circle; thence along said Circle, S. 88-30 W. 149 feet to the beginning corner.

This is the same property conveyed to the mortgagors herein by Thurman W. Crain and Madge Garrett Crain by deed 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.