

USL—FIRST MORTGAGE ON REAL ESTATE

# MORTGAGE

State of South Carolina }  
COUNTY OF Greenville }

TO ALL WHOM THESE PRESENTS MAY CONCERN: I, J. B. Bowers,

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

Five Thousand -----  
DOLLARS (\$5000.00) 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, about three miles west of the City of Greer and north from Chick Springs, being shown as Lots Nos. 26 and 27 on a plat of property of Flynn Estates Development No. 1, recorded in Plat Book "W", page 195, R.M.C. Office for Greenville County, and also an adjoining lot lying westerly from said lots, all of which have the following courses and distances:

BEGINNING on an iron pin on the western margin of Shady Lane, joint front corner of Lots Nos. 26 and 27 on said plat, and runs thence with margin of Shady Lane, S. 22-25 E. 170 feet to an iron pin; thence with the margin of intersection of said streets, the chord of which is S. 22-35 W. 42.4 feet to an iron pin; thence with Hilltop Drive, S. 67-35 W. 151.5 feet to an iron pin; thence S. 67-35 W. 50 feet to an iron pin; thence N. 15-43 W. 402.76 feet, more or less, to an iron pin; thence N. 67-35 E. 155.3 feet to an iron pin on street; thence with intersection of streets, the chord of which is S. 67-35 E. 42.4 feet to an iron pin; thence with the margin of Shady Lane, S. 22-25 E. 170 feet to the beginning.

This is the same property conveyed to the mortgagor by deeds recorded in Deed Book 23, pages 135 and 360, R.M.C. Office for Greenville County.

This mortgage is in addition 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.