

USL—FIRST MORTGAGE ON REAL ESTATE

# MORTGAGE

AUG 23 5 00 PM 1963

FILED  
GREENVILLE CO. S. C.  
BCD

932-543

OLLIE I. SMITH  
R. M. O.

State of South Carolina

COUNTY OF Greenville

TO ALL WHOM THESE PRESENTS MAY CONCERN I, D. Hasten Derrick

(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

Eight Thousand -----

DOLLARS (\$ 8,000.00), 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, on the east side of the Mt. Lebanon Road, a road leading from the Willis Bruce place by Mt. Lebanon Baptist Church to Inman, about six miles northeast from the City of Greer, and being shown on a plat of property made for D. Hasten Derrick by G.A. Wolfe, Surveyor, dated August 21, 1963, to be recorded, and having the following courses and distances:

BEGINNING on a nail and stopper in the Mt. Lebanon Road (iron pin on east bank thereof at 24 feet from true corner), and runs thence N. 87-30 E. 264 feet to an iron pin; thence S. 4-00 W. 215 feet to an iron pin; thence S. 86-05 W. 310.3 feet to a stopper in said road on old line; thence along and with said road, N. 16-50 E. 215 feet to the beginning, containing 1.42 acres, more or less.

This is the same property conveyed to the mortgagor herein by Joe K. Smith and Margaret Smith by deed dated August 22, 1963, to be recorded.

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.