

MORTGAGE

FILED
GREENVILLE CO. S. C.

DEC 3 2 09 PM 1954

CLERK OF COURTH
R. M. C.

State of South Carolina

COUNTY OF Greenville

TO ALL WHOM THESE PRESENTS MAY CONCERN: I, Martha B. Ross,

(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 Thirteen Thousand

DOLLARS (\$13,000.00), 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, Chick Springs Township, situated on the east side of Avon Drive and the south side of Strange Road between Taylors and Greenville, being Lot No. 118 and a portion of Lot No. 119 of AVON PARK, shown on plat thereof by C.C. Jones, dated December, 1956, recorded in Plat Book KK, page 71, R.M.C. Office for Greenville County, and having courses and distances according to a revised plat of the property of W.L. Ross by C.O. Riddle, Registered Surveyor, dated November 5, 1964, as follows, to-wit:

BEGINNING at an iron pin on the east side of Avon Drive, corner of Lots Nos. 118 and 120, and running thence along the line of Lot No. 120, S. 69-26 E. 170 feet to an iron pin, new corner; thence a new line through the original Lot No. 119, N. 17-18 E. 175.5 feet to an iron pin on the south side of Strange Road; thence along Strange Road, N. 69-29 W. 160 feet to an iron pin; thence a curving line at the intersection of Avon Drive, the chord of which is S. 65-33 W. 35.4 feet to an iron pin on the east side of Avon Drive; thence along said Drive, S. 20-34 W. 150.2 feet to the beginning corner.

This is the same property conveyed to the mortgagor herein by W.L. Ross, by deed to be recorded herewith, and by deed of W. James Williams, as Trustee, recorded in Deed Book 667, page 532, and in Deed Book 715, page 75, R.M.C. Office for Greenville County, (being portions of the last two mentioned.)

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.