

USL—FIRST MORTGAGE ON REAL ESTATE

MORTGAGE

State of South Carolina }

COUNTY OF Greenville }

TO ALL WHOM THESE PRESENTS MAY CONCERN: I, Coley L. Burns,

(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 One Thousand -----

DOLLARS (\$ 1,000.00), with interest thereon from date at the rate of Seven (7%) 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, lying on the east side of the Rutherford Road, about $3\frac{1}{2}$ miles northwest of the City of Greer, being all of Lots Nos. 14, 15 and 42 on a plat of the I.D. Bishop property made by H.S. Brockman, Surveyor, dated July 20, 1948, and having the following courses and distances:

BEGINNING on a stake on the east side of said road, joint corner of Lots Nos. 13 and 14, and runs thence N. 2 E. 156.5 feet to an iron pin; thence S. 80 E. 744.7 feet to an iron pin; thence S. 66-45 W. 397.3 feet to corner of Lot No. 13 and juncture of two roads; thence N. 23-15 W. 200 feet to the corner of Lot No. 14; thence S. 81 W. 309.5 feet to the beginning corner, containing 2.25 acres, more or less.

This is the same property conveyed to the mortgagor herein by Otis T.C. Ponder by deed dated August 29, 1952, recorded in Deed Book 462, page 130, R.L.C. Office for Greenville County.

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.

Paid Date July 13, 1970
Greer Federal Savings & Loan Assoc.
By: Donald S. Robinson V.P.
~~Asst. Sec.~~

Witness Suzette J. Lynn
Sarah C. Balding

SATISFIED AND CANCELLED OF RECORD

17 DAY OF July 19 70
Ilse Farnsworth

R. M. C. FOR GREENVILLE COUNTY, S. C.

AT 10:56 O'CLOCK A M. NO. 1443