

USL—FIRST MORTGAGE ON REAL ESTATE

OLLIE FARRIS WORTH

**MORTGAGE**

State of South Carolina }

COUNTY OF Greenville }

TO ALL WHOM THESE PRESENTS MAY CONCERN: I, Roy B. Neely,

(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

Three hundred and Fifty -----

DOLLARS (\$ 350.00) 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 sum 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, in Highland Township, located on a road that leads from State Highway No. 14 toward Mt. Lebanon Baptist Church and the old Jordan School place, being shown on a plat made for the mortgagor by J. C. Bruce, Surveyor, dated February 27, 1965, to be recorded, or already recorded, containing 25.09 acres, more or less, and being all of that tract of land as conveyed to the mortgagor by G. W. Neely by deed recorded in the R.M.C. Office for Greenville County in Deed Book 115, page 169, less portions thereof conveyed away as shown on said plat, having the following courses and distances:

BEGINNING on an iron pin on the margin of said road, corner with lot conveyed to Ronald Sanders, and running thence with his line, N. 30-45 E. 210 feet to an iron pin; thence N. 59-15 W. 210 feet to an iron pin; thence S. 30-45 W. 210 feet to an iron pin; thence N. 59-15 W. 72 feet to a stake by small white oak; thence N. 37-45 W. 300 feet to a white oak; thence N. 41-20 W. 30 feet to a stake in creek; thence up the Neely Creek as the line to a stake on line of Spokes property; thence N. 71-45 E. 118 feet to a stake on line of Herman property; thence S. 28 E. 323.3 feet to a black oak; thence S. 85 E. 710 feet to a rock; thence S. 25-40 E. 986.3 feet to an iron pin; thence S. 70-40 W. 171 feet to an iron pin; thence S. 3-41 W. 325 feet to a point in the center of road; thence along and with said road, N. 76 W. 284 feet to a nail; thence N. 59-15 W. 81 feet to the beginning.

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.