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BOOK 1066

188

USL—FIRST MORTGAGE ON REAL ESTATE

OLLIE FARNSWORTH
R. M. C.**MORTGAGE**

State of South Carolina }

COUNTY OF Greenville }

TO ALL WHOM THESE PRESENTS MAY CONCERN: We, David E. Griffin and

Anne I. Griffin, (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 Twenty-three Thousand and Eight Hundred and Fifty ----- DOLLARS (\$ 23,850.00), with interest thereon from date at the rate of six & three-fourths (6-3/4%) 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, located about five miles southwest of the City of Greer, and near Brushy Creek Baptist Church, being shown as Lot No. 25 on Map No. 1 of a subdivision known as CUNNINGHAM ACRES, made by C. O. Riddle, Surveyor, in March, 1966, recorded in R.M.C. Office for Greenville County, and having the following courses and distances:

BEGINNING on an iron pin on the southside of Gary Avenue, joint front corner of Lots Nos. 24 and 25 on said plat, and runs thence with the common line of said lots, S. 5-20 W. 165 feet to an iron pin on line of Lot No. 26; thence with the line of Lot No. 26, N. 84-40 W. 126.1 feet to an iron pin on the margin of Cunningham Road; thence with the eastern margin of said road, N. 2-54 W. 137.8 feet to a stake; thence curving with the intersection of said road and Gary Avenue, the chord of which is N. 46-13 E. 37.8 feet to a stake on Gary Avenue; thence with the margin of Gary Avenue, S. 84-40 E. 121.1 feet to the beginning, subject to drainage easements as is shown on said plat, and being the same property purchased by the mortgagors from E. F. Cunningham by deed to be recorded herewith.

Plat recorded in Plat Book BBB at page 118.

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.