

USL—FIRST MORTGAGE ON REAL ESTATE

FILED
GREENVILLE CO. S. C.

MORTGAGE

NOV 15 4 49 PM 1967

State of South Carolina

COUNTY OF Greenville

OLLIE FARNWORTH
R. M. S.

To All Whom These Presents May Concern: We, Jay B. Smith and John

W. Riddle,

(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

Forty-five Hundred -----
DOLLARS (\$ 4500.00), with interest thereon from date at the rate of Six & one-half (6½%) 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, containing one-half acre, more or less, situated on a driveway about 300 feet northward from the old Greenville-Spartanburg Road, near Pleasant Grove Baptist Church, bounded by lands now or formerly of J. B. Smith, W. A. Mullinax Subdivision and Mrs. R. L. Childress, and having the following courses and distances, to-wit:

BEGINNING on a stake in the driveway of J. B. Smith's home and on the former W. A. Mullinax line, said stake being 221 feet from Smith's northeast rear corner, and runs thence S. 44-15 W. 206.4 feet to a stake on the Mrs. R. L. Childress line; thence with the said line, S. 39-15 E. 105 feet to a stake on the said line; thence N. 44-15 E. 214.2 feet to a stake in the said driveway and on the former Mullinax line; thence with the said line and driveway, N. 43-30 W. 105 feet to the beginning corner.

This is the same property conveyed to the mortgagors herein by deed from John W. Smith to be recorded herewith, and there is also included herein all the mortgagors' right and title in and to the driveway or street leading to the old Greenville-Spartanburg Road.

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.

Date July 16, 1969
Greer Federal Savings & Loan Assoc.
By Eugene G. Gibson
Treas.
Witness Glenda C. Bell
Helen B. Harmon

RECORDED AND INDEXED
July 16, 1969
Ollie Farnworth
R. M. S.
11:17 A.M. NOV 16 1967