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BOOK 1077 PAGE 226

USL—FIRST MORTGAGE ON REAL ESTATE

OLLIE FANNINGWORTH
R. M. C.
MORTGAGE

State of South Carolina }

COUNTY OF Greenville }

To All Whom These Presents May Concern: We, Marvin L. Nix and

Donna M. Nix, (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

Five Thousand-----
DOLLARS (\$ 5,000.00), with interest thereon from date at the rate of Six and 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, lying on the north side of the Brushy Creek Road, and having the following courses and distances, to-wit:

BEGINNING on a stake on the northern side of the said Brushy Creek Road at the intersection of Circle Drive, and running thence with the common line of this lot and of Lot No. 1 as shown on plat of subdivision of Grace W. Schiletter property, S. 77-16 W. 231 feet to an iron pin on the line of Lot No. 34 of the Schiletter property; thence a new line, S. 25-30 E. 198 feet to a nail and cap in the center of the Brushy Creek Road; thence N. 51-36 E. 96 feet to a turn; thence N. 20-30 E. 183 feet to the beginning corner.

ALSO all that other certain piece, parcel or lot of land situate, lying and being in the State and County aforesaid, in the City of Greer, S.C., adjoining the above described lot and being shown as Lot No. 1 on plat of property of Mrs. Grace W. Schiletter made by H. L. Dunahoo, Sept. 29, 1947, and having the following courses and distances, to-wit:

BEGINNING on a stake on the northwest side of the Brushy Creek Road at the intersection of Circle Drive, and runs thence with the west margin of the said Circle Drive, N. 3-00W. 50 feet to a stake, joint corner of Lots Nos. 1 and 2; thence with the common line of Lots Nos. 1 and 2, in a western direction, 178 feet to a stake on the line of Lot No. 34; thence with the common line of Lots Nos. 1 and 34, in a southern direction, 60 feet to a stake on the line of the above described lot; thence with the common line of the two lots, N. 77-16 E. 184 feet to the beginning corner.

This is the identical property conveyed to the mortgagors herein by deed from William H. Moon to be recorded herewith.

The aforesaid plat of the Grace W. Schiletter property is recorded in the R. M. C. Office for Greenville County in Plat Book S, Page 11.

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.