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OLLIE FARNSWORTH  
R.M.C.

BOOK 1077 PAGE 349

USL—FIRST MORTGAGE ON REAL ESTATE

### MORTGAGE

State of South Carolina }  
COUNTY OF Greenville }

To All Whom These Presents May Concern: we, Robert J. Averitte and Patricia H. Averitte, (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 Eighteen Thousand and Eight Hundred----- DOLLARS (\$ 18,800.00 ), with interest thereon from date at the rate of Six <sup>3</sup>/<sub>4</sub> 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, Chick Springs Township, and being known and designated as Lot No. 61 of Block C, Edwards Forest as shown on plat thereof recorded in the R.M.C. Office for Greenville County in Plat Book "BB", page 181 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Old Indian Trail at the joint front corner of Lots 60 and 61 and running thence along the line of Lot 60, N. 9-02 E. 308.2 feet to an iron pin in the line of Lot 50; thence S. 47-21 E. 108.1 feet to an iron pin joint rear corner of Lots 61 and 62; thence along the line of Lot 62, S. 9-02 W. 248.3 feet to an iron pin on Old Indian Trail; thence along Old Indian Trail, N. 80-58 W. 90 feet to the beginning corner.

This is the identical property conveyed to the mortgagors by Thrift Builders, Inc., by deed dated November 22, 1967, and to be recorded herewith.

This is a purchase money mortgage.

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.

FOR SATISFACTION TO THIS MORTGAGE SEE  
SATISFACTION BOOK \_\_\_\_\_ PAGE \_\_\_\_\_

SATISFIED AND CANCELLED OF RECORD  
DAY OF \_\_\_\_\_ 1967  
*Ollie Farnsworth*  
R. M. C. FOR GREENVILLE COUNTY, S. C.  
AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M. NO. \_\_\_\_\_