

FEB 23 4 45 PM 1968

BOOK 1085 PAGE 284

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: I, James O. Simpson,

(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

Nine Thousand-----

DOLLARS (\$ 9,000.00), with interest thereon from date at the rate of Six & three-fourths (6-3/5%) 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, about one mile west from the Town limits of Greer, and situated on the south side of the U.S. Super Highway No. 29, a short distance east of intersection of Sandy Flat Road with said Super Highway, and being know and designated as Lot No. 2 and a portion of of Lot No. 1, as shown on plat indicated as W.H. Groce property, plat made by H. S. Brockman, Surveyor, December 3, 1947, and being described as follows:

BEGINNING at an iron pin on southern edge of right-of-way of Super Highway and on western intersection of a 15 foot alley driveway, and running thence with southern edge of said Super Highway, S. 67-45 W. 83 feet to stake; thence through Lot No. 1, S. 22-15 E. 37 feet, more or less, to stake; thence with original line of Lot No. 22, S. 72-10 E. 84 feet, more or less, to an iron pin; thence S. 12-00 W. 10.4 feet to an iron pin; thence N. 67-45 E. 24.5 feet to an iron pin on western edge of said alley or driveway; thence with western edge of said driveway, N. 22-15 W. 100 feet to iron pin, point of beginning.

This is the identical property conveyed to the mortgagor herein by deed from M. A. Parnell to be recorded herewith.

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.

ENTERED AND CANCELLED BY RECORD

DAY OF _____ 1968

Dannie L. Tankersley

R. M. C. FOR GREENVILLE COUNTY, S. C.

AT 7 O'CLOCK 7 M. P. M. 1968

FOR SATISFACTION TO THIS MORTGAGE SEE SATISFACTION BOOK _____ PAGE _____