

FILED
GREENVILLE CO. S. C.

APR 23 1 06 PM '69

USL—FIRST MORTGAGE ON REAL ESTATE
OLLIE FARNSWORTH
R. M. C.

BOOK 1123 PAGE 486

MORTGAGE

State of South Carolina

COUNTY OF GREENVILLE

To All Whom These Presents May Concern: R.F.S. CORPORATION

(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

Fifteen Thousand, Five Hundred and No/100 -----
DOLLARS (\$ 15,500.00), with interest thereon from date at the rate of Eight (8)

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, just off East North Street near the City of Greenville, being shown and designated as Lot No. 1 on Plat entitled "Property of Walter E. Rumminger, Gene Fisher and Harold J. Seeley" recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book QQQ at page 172, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeastern side of East North Street in line of property now or formerly belonging to E. W. Greene and running thence N. 39-00 W. 94 feet to a point in the joint line of Lots Nos. 1 and 3; thence with the joint line of said Lots S. 64-00 W. 113.5 feet to a point on the western side of a 24 foot asphalt driveway; thence with said asphalt driveway N. 33-23 W. 70 feet, more or less to a point; thence continuing with said asphalt driveway 40 feet, more or less, to a point on East North Street; thence with said Street S. 64-00 W. 111.5 feet to an iron pin, the point of beginning.

ALSO:

A non-exclusive easement for the purpose of egress and ingress over that certain asphalt driveway in the County of Greenville, State of South Carolina near the City of Greenville, being shown as a 24 foot asphalt driveway extending South from East North Street to Lot No. 19 as shown on a Plat of Property of Walter E. Rumminger, Gene Fisher and Harold J. Seeley recorded in the RMC Office for Greenville County in Plat Book 4A, page 189.

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.