

USL—FIRST MORTGAGE ON REAL ESTATE

FILED BOOK 1126 PAGE 147
GREENVILLE CO. S. C.

MAY 19 2 23 PM '69

MORTGAGE
JELIE FARNSWORTH
R. M. C.

State of South Carolina

COUNTY OF GREENVILLE

To All Whom These Presents May Concern:

J. B. Hart -----(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 and No/100 -----
DOLLARS (\$ 5,000.00 -----), with interest thereon from date at the rate of Seven -----
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 within the present corporate limits of the Town of Greer said lot being on the western side of Brockman Street and consisting of portions of Lots Nos. 99 and 100 on plat of property of W. H. Brockman Estate of June 1946 and recorded in Plat Book H at Page 132 in the office of the R.M.C. for Greenville County, South Carolina said lot having a frontage on Brockman Street of 58 feet and running back therefrom in parallel lines a depth of 140 feet; being bounded on the south by lands, now or formerly of Goldberg and on the north by lands now or formerly of Johnson and being more fully described by plat above mentioned.

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.