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BOOK 1126 PAGE 458

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: We, William Warren Wilson and

Sara L. Wilson, - - - - - (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 -----

----- Three Thousand & No/100 -----
DOLLARS (\$ 3,000.00), 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, O'Neal Township, approximately 4 miles north of the City of Greer, on the south side of Gap Creek Road, containing 38.69 acres, more or less, as shown on a plat of property prepared for Louis A. Smith by John A. Simmons, Registered Surveyor, dated March 9, 1962, and recorded in Plat Book AAA, Page 23, R. M. C. Office for Greenville County, and having the following courses and distances:

BEGINNING at a nail in Gap Creek Road (iron pin on bank at 15 feet), and runs thence due south 716 feet to an iron pin; thence S. 6-26 W. 1313 feet to an iron pin; thence S. 57-55 W. 410.5 feet to an iron pin; thence N. 75-20 W. 520 feet to an iron pin on east bank of South Tyger River; thence crossing a bend in said river, N. 16-10 W. 364 feet to an iron pin; thence N. 20-45 E. 2100 feet to a nail in center of Gap Creek Road (iron pin back on line at 24 feet); thence with said road, S. 58-55 E. 414 feet to the point of beginning.

This is the same property conveyed to the mortgagor herein by deed from E. Inman, Master, recorded in the R. M. C. Office for Greenville County.

ALSO, all that piece, parcel or lot of land located in State of South Carolina, County of Greenville, in O'Neal Township, containing 7.80 acres, more or less, and being known and designated as Tract #7 on a plat of the property of the Estate of Mamie Mosteller Burnett, plat #1 by J. Q. Bruce, Surveyor, dated October 24, 1953, and recorded in Plat Book FF, Page 233, said property lying on the east side of State Highway No. 14, about three (3) miles north from the City of Greer, near Mosteller's Mill, and having the following courses and distances, to-wit:

BEGINNING at a stake on the eastern side of said Highway, in the center of the Duke Power Company right-of-way, and running thence N. 68-46 E. 973 feet to a stake; thence S. 21-58 W. 685 feet to a stake; thence S. 82-39 W. 558 feet to a stake on eastern side of said State Highway; thence N. 16-04 W. 364 feet to the beginning corner.

This is the same property conveyed to the mortgagors by deed of 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.

Richard H. Case and William F. Case, to be recorded herewith in the R. M. C. Office for Greenville County.

This mortgage is in addition to the ones held by the Association.