

USL—FIRST MORTGAGE ON REAL ESTATE

OLLIE FARNSWORTH  
R. H. C.**MORTGAGE**

State of South Carolina }

COUNTY OF GREENVILLE }

To All Whom These Presents May Concern: We, H. Frank Poston and Virginia M. Poston, - - - - (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 & No/100 - - - -

DOLLARS (\$18,000.00 ), 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, Chick Springs Township, being known and designated as Lot No. 51 as shown on a plat of Rosedale, revised April 24, 1963, prepared by C. O. Riddle, R. L. S., recorded in the R. M. C. Office for Greenville County, South Carolina, in Plat Book WW, at Page 503, and having according to said plat the following metes and bounds:

BEGINNING at an iron pin, on the Southern edge of Rosemary Lane at the joint front corner of Lots Nos. 50 and 51, and running thence with the Southern side of Rosemary Lane, S. 73-52 E. 181.1 feet to an iron pin; thence with the curve of the intersection of Rosemary Lane and Ivanhoe Circle, the chord of which is S. 28-52 E. 35.4 feet to an iron pin on the Northwestern side of Ivanhoe Circle; thence with the Northwestern side of Ivanhoe Circle, S. 33-03 W. 81.7 feet to an iron pin; thence S. 49-58 W. 41.6 feet to an iron pin at the joint corner of Lots Nos. 51 and 52; thence with the line of Lot No. 52, N. 51-21 W. 172.8 feet to an iron pin; thence continuing with the line of Lot No. 52, N. 19-02 W. 54.7 feet to an iron pin in the bed of the creek; thence N. 3-33 W. 46.5 feet to an iron pin in the bed of the creek; thence N. 42-09 W. 18 feet to the point of beginning.

This is the same property conveyed to the mortgagors by deed of E. F. Cunningham and Rose Cunningham, dated October 3, 1963, and recorded in the R. M. C. Office for Greenville County in Deed Book 733, Page 103.

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.