

USL—FIRST MORTGAGE ON REAL ESTATE

MORTGAGEFILED
GREENVILLE CO. S. C.

FEB 4 3 39 PM '70

OLLIE FARNSWORTH
R. M. C.

State of South Carolina }

COUNTY OF GREENVILLE }

To All Whom These Presents May Concern: Lee J. Holtzclaw, Jr.

(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 **Six**

Thousand and No/100 -----

DOLLARS (\$ 6,000.00), 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, in the City of Greer, on the south side of West Poinsett Street, being shown and designated as Lot #1 on a plat of the property prepared for the W. P. Duncan Estate by H. S. Brockman, Surveyor, dated December 9, 1929, recorded in the R.M.C. Office for Greenville County in Plat Book K, Page 10, and, according to said plat, having the following courses and distances, to-wit:

BEGINNING at an iron pin on the south edge of West Poinsett Street, joint front corner of Lots #1 and #2 as shown on said plat, and running thence with the south edge of said street, S. 56-30 E. 65.4 feet to an iron pin, corner (now or formerly) of B. F. Reese; thence with the line of Reese, S. 25-00 W. 200 feet to an iron pin, corner of Lot #3; thence with the line of Lot #3, N. 56-30 W. 74.4 feet to an iron pin, corner of Lot #2; thence with the line of Lot #2, N. 27-34 E. 198.7 feet to the point of beginning.

This is the identical property conveyed to the Mortgagor herein by deed from Evelyn Gentry, dated April 12, 1958, and recorded in the RMC Office for Greenville County in Deed Book 596, Page 252.

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.