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USL—FIRST MORTGAGE ON REAL ESTATE

LILLIE FARNSWORTH
R. M. C.

MORTGAGE

State of South Carolina

COUNTY OF GREENVILLE

To All Whom These Presents May Concern: We, J. W. Koerner and
Phyllis M. Koerner, - - - (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 - - - Twenty-four Thousand & No/100 - - - DOLLARS (\$24,000.00), 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 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 constituted thereon, situate, lying and being in the State of South Carolina, County of Greenville, Chick Springs Township, westward from the City of Greer, on the Northern side of Coachman Drive, and being shown and designated as Lot No. 15 on a plat of CARRIAGE ESTATES, property of Pannell Realty Company, prepared by C. O. Riddle, Registered Surveyor, dated December, 1965, and recorded in Plat Book PPP, Page 15, R. M. C. Office for Greenville County. For a more detailed description of this lot, specific reference is made to the aforementioned plat.

This is the same property conveyed to the mortgagors by deed of Jerry E. Grayson, to be recorded herewith.

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.