

MAY 20 12 51 PM '70

OLLIE FARNSWORTH
R. H. C.

BOOK 1155 PAGE 527

USL—FIRST MORTGAGE ON REAL ESTATE

MORTGAGE

State of South Carolina

COUNTY OF GREENVILLE

To All Whom These Presents May Concern: I, Agnes F. 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 - - - -

----- Five Thousand & No/100 -----
DOLLARS (\$5,000.00), 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, containing 4.45 acres, more or less, situated on the West side of the Miller Road between State Highway No. 14 and the Gap Creek Road, about two (2) miles northward from the City of Greer, O'Neal Township, and being shown on a plat of the property of Donnell B. and Virginia W. Williams by John A. Simmons, Registered Surveyor, dated June 16, 1969, and having the following courses and distances, to-wit:

BEGINNING at a point in the center of the Miller Road, corner of the Williams' tract and the southeast corner of the lot herein conveyed (iron pin on west bank at 26 feet), and running thence along the Williams line, N. 83-40 W. 601 feet to an iron pin; thence N. 14-10 E. 342.5 feet to a new iron pin on the Waters line; thence along the Waters line, N. 89-05 E. 357 feet to an old iron pin; thence S. 21-35 W. 70.3 feet to an old iron pin; thence S. 68-18 E. 247.3 feet to a point in the Miller Road (old iron pin back on bank at 37.2 feet); thence along said center of road, S. 14-48 W. 100 feet, S. 9-36 W. 100 feet and S. 6-00 W. 53 feet to the beginning corner.

This is the same property conveyed to the mortgagor by deed of George R. Wilson, dated November 10, 1969, and recorded in Deed Book 879, Page 463, R. M. C. Office for Greenville County.

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.