

FILED  
GREENVILLE CO. S. C.

BOOK 1159 PAGE 275

USL—FIRST MORTGAGE ON REAL ESTATE  
JUN 23 2 59 PM '70

OLLIE FARNSWORTH  
R. M. C.

## MORTGAGE

State of South Carolina

COUNTY OF GREENVILLE

To All Whom These Presents May Concern: We, J. Verne Smith and

Jean M. Smith, - - - (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 -----

----- ONE HUNDRED THOUSAND & NO/100 -----  
DOLLARS (\$100,000.00 ), 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, on Peachtree Drive, and being East of Burgiss Hills Subdivision, and having according to a plat of property of J. Verne Smith prepared by John A. Simmons, Registered Surveyor, on November 21, 1969, the following metes and bounds, to-wit:

BEGINNING at a new iron pin on Peachtree Drive, and running thence with the said Peachtree Drive N. 68-48 E. 35.1 feet to a new iron pin on Peachtree Drive; thence with the property of Mrs. J. V. Smith, Sr., N. 3-35 E. 190 feet to a new iron pin; thence continuing with the property of Mrs. J. V. Smith, Sr., N. 79-06 W. 292.5 feet to a new iron pin; thence with Burgiss Hills Subdivision S. 8-06 W. 250 feet to an old iron pin; thence with the property of Frank Hewitt S. 87-55 E. 278 feet to the beginning corner.

This is the same property conveyed to the mortgagors by deed of Mrs. J. V. Smith, Sr., dated December 1, 1969, recorded in Deed Book 881, Page 168.

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.