

USL—FIRST MORTGAGE ON REAL ESTATE

MORTGAGE

FILED
GREENVILLE CO. S. C.
JUL 20 10 35 AM '70
OLLIE FARNSWORTH
R. M. C.

State of South Carolina

COUNTY OF GREENVILLE

To All Whom These Presents May Concern: I, Rudolf Feix, - - - - -

(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 - - - - - Fifteen Thousand Seven Hundred Fifty & No/100 - - - - -

DOLLARS (\$15,750.00), 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, on the north and west sides of Clark Avenue, near the Town of Greer, and known and designated as Lot No. 46 of a Subdivision known as Brookhaven, plat of which is recorded in the R. M. C. Office for Greenville County, South Carolina, in Plat Book RR at Page 41, and according to said plat having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the north side of Clark Avenue, corner of Lots Nos. 46 and 47, and running thence along the line of said lots, N. 11-02 E. 170 feet to the rear corner of Lot No. 45; thence along the line of Lot No. 45, S. 79-25 E. 137.3 feet to an iron pin on the west side of Clark Avenue; thence along said Avenue, S. 35-30 W. 160.6 feet to a curve in said Avenue; thence along said Avenue in a curving line, the chord of which is S. 68-03 W. 45.2 feet to an iron pin; thence continuing along said Avenue, N. 79-25 W. 31.6 feet to the beginning corner.

This is the same property conveyed to the mortgagor by deed of American Insurance Company, 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.