

USL—FIRST MORTGAGE ON REAL ESTATE

MORTGAGE

State of South Carolina }

COUNTY OF GREENVILLE }FILED
GREENVILLE CO. S. C.
NOV 5 12 07 PM '70
OLLIE FARNSWORTH
R. H. C.

To All Whom These Presents May Concern: we, Melvin G. Wilbanks and

Karen P. Wilbanks, - - - (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 Thousand & No/100 -----

DOLLARS (\$ 20,000.00), 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, O'Neal Township, located on the Northern side of Highway No. 101, and being shown on plat of property made for Lola M. Stone Wilbanks by Terry T. Dill, Surveyor, dated August 15, 1970, and having the following metes and bounds according to said plat, to-wit:

BEGINNING at an iron pin at the intersection of a private road and Highway No. 101, and running thence with the northern side of said highway, N. 78-18 W. 130 feet to an iron pin at corner of other property of Lola M. Stone Wilbanks; thence with her line N. 17-27 E. 175 feet to an iron pin; thence still with other property of the said Lola M. Stone Wilbanks, S. 78-18 E. 130 feet to the western side of a private drive; thence along the western side of said private drive, S. 17-27 W. 175 feet to the beginning corner.

This is a part of the same property conveyed to Lola M. Stone Wilbanks by Edna S. Edwards, et al, by deed recorded in Deed Book 806 at Page 584, and is the same property conveyed to the mortgagors by deed of Lola M. Stone Wilbanks, dated August 20, 1970, and recorded in Deed Book 897, Page 110, R. M. C. Office for Greenville County.

Plat of above property recorded in Plat Book 42 at page 177.

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.