

FILED
GREENVILLE, CO. S. C.

BOOK 1182 PAGE 392

USL—FIRST MORTGAGE ON REAL ESTATE

MAR 3 4 15 PM '71

OLLIE FARM MORTGAGE
R. M. C.

State of South Carolina

COUNTY OF GREENVILLE

To All Whom These Presents May Concern: I, W. H. Groce, Jr., - - -

(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, Chick Springs Township, in the City of Greer, being known and designated as Lot No. 45, plat of property of W. H. Brockman Estate made by Dalton & Neves, Engineers, dated June, 1926, recorded in Plat Book H, Page 123, R. M. C. Office for Greenville County, and according to a recent survey by T. C. Adams, Engineer, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on northern side of West Poinsett Street, joint front corner of Lots 45 and 46, the point of beginning being 195 feet to Park Avenue, and running thence with the line of Lot 46, N. 12-0 E. 175 feet to an iron pin, joint rear corner of Lots 45, 46, 21 and 28, and running thence with the joint rear line of Lots 28 and 45, S. 78-0 E. 65 feet to an iron pin, joint rear corner of Lots 44, 45, 28 and 29; thence with the line of Lot No. 44, S. 12-0 W. 175 feet to an iron pin on West Poinsett Street; thence with West Poinsett Street, N. 78-0 W. 65 feet to the beginning corner.

This is the same property conveyed to the mortgagor by deed of W. H. Groce, Sr., dated March 21, 1955, recorded in Deed Book 521, Page 156, RMC Office for Greenville County. See also deed from Bank of Greer, as Executor of the Estate of C. M. Ponder, to W. H. Groce, Sr., dated November 24, 1954, recorded in Volume 514, Page 182.

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.