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OLLIE FARNSWORTH  
R. M. C.

BOOK 1184 PAGE 01



First Mortgage on Real Estate

## MORTGAGE

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: ROBERT S. SMALL, JR., HUGH  
Z. GRAHAM, JR. and PHILIP T. BRADLEY

(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto SECURITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, GREENVILLE, S. C., (hereinafter referred to as Mortgagee) in the sum of TWELVE THOUSAND TWO HUNDRED FIFTY and NO/100ths----- DOLLARS (\$12,250.00), with interest thereon at the rate of Seven and one-half per cent per annum as evidenced by the Mortgagor's note of even date herewith payable as therein stated, or as hereafter modified by mutual agreement, in writing, the final maturity of which is twenty-five years after the date hereof, unless extended by mutual consent, the terms of said note and any agreement modifying it are incorporated herein by reference; and

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced or readvanced to or for the Mortgagor's account, including advances made by the Mortgagee on other or no security:

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 1.37 acres, more or less, in Butler Township, and being shown as the major portion of Lot No. 10 on plat of Property of W. B. Smith, as shown on plat thereof prepared by W. J. Riddle, Surveyor, dated July, 17, 1939, of record in the R. M. C. Office, Greenville County, in Plat Book I at page 144, and having the following metes and bounds, to-wit:

BEGINNING at a point in the center of East North Street Extension (formerly known as the Old Spartanburg Road and as Hammett Bridge Road); and running thence N. 5-00 W. 182.8 feet to an iron pin; thence N. 68-00 E. 279 feet to an iron pin; thence S. 9-33 E. 224 feet, more or less, to a point in center of said road; thence with center of said road, S. 67-15 W. 64 feet; thence continuing with center of said road, S. 68-30 W. 229 feet to point of beginning.

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.