

FILED
GREENVILLE CO. S. C.

BOOK 1186 PAGE 649

USL—FIRST MORTGAGE ON REAL ESTATE
APR 17 3 59 PM '71

OLLIE FARNSWORTH **MORTGAGE**
R. M. C.

State of South Carolina

COUNTY OF GREENVILLE

To All Whom These Presents May Concern: I, Donald R. Jones, - -

(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

--- Four Thousand & No/100 ---

DOLLARS (\$4,000.00), 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, near the Corporate Limits of the City of Greer, and north therefrom, lying on a new street which leads from Tryon Street, sometimes known as the Jones Road, being shown as Lot No. 7 on a plat of property made for J. R. Friddle by John A. Simmons, Surveyor, dated June 20, 1960, recorded in the R. M. C. Office for Greenville County, and having the following courses and distances:

BEGINNING on an iron pin (old corner), corner with the J. G. and Alice Hayes property, and being the southwestern corner of the lot, and runs thence N. 3-47 E. 128.3 feet to an iron pin (old corner); thence with Robinson's line, S. 86-15 E. 206 feet to an iron pin, joint corner of Lots Nos. 6 and 7; thence with the common line of Lots Nos. 6 and 7, S. 3-45 W. 161.4 feet to an iron pin on said new street; thence with the margin of street, N. 67-25 W. 106 feet to a stake; thence continuing with the curve of said street, N. 45-05 W. 40 feet, S. 88-25 W. 40 feet and S. 40-25 W. 38 feet to a stake; thence N. 66-50 W. 20 feet to the beginning corner.

ALSO, a strip of land one foot in width which extends from iron pin corner, the southwestern corner of the lot above conveyed, along the line of J. G. and Alice Hayes, S. 66-50 E. to point of intersection of extended line between Lots Nos. 6 and 7 on said plat.

This is the same property conveyed to the mortgagor by deed of J. R. Friddle, recorded in the R. M. C. Office for Greenville County.

This is an additional mortgage to one now held by Greer Federal Savings and Loan Association, recorded in Mortgage Book 896, Page 597, RMC Office for Greenville County.

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.