

FILED
GREENVILLE CO. S. C.

BOOK 1187 PAGE 78

MORTGAGE OF REAL ESTATE—Offices of Love, Thornton, Arnold & Thomason, Attorneys at Law, Greenville, S. C.

APR 15 10 31 AM '71

OLLIE FARNSWORTH
R. M. C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN: George E. Faust and ~~XXXXX~~ S. Faust

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

WHEREAS, the Mortgagor is well and truly indebted unto Union Bleachery Employees
Federal Credit Union
(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

---Two thousand eight hundred and no/100----- DOLLARS (\$2,800.00),
with interest thereon from ~~222~~ maturity at the rate of -1- per centum per annum, said principal and interest to be repaid:

\$25.00 on April 12, 1971 and a like payment for the next ~~12~~ 130 *9 F*
calendar weeks

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 purposes:

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, being shown and designated as Lot 5 on plat of Union Bleachery recorded in Plat Book QQ at pages 80 and 81 and being more particularly described as follows:

BEGINNING at an iron pin on the northeastern side of Lester Avenue at the joint front corner of Lots 4 and 5 and running thence with Lot 4 N 39-51 E 172 feet to an iron pin; thence S 38-30 E 60.3 feet to pin at corner of Lot 6; thence with Lot 6, S 39-51 W 172 feet to pin on Lester Avenue; thence with the northeastern side of said avenue, N 38-20 W 59.7 feet to the point of beginning.

This is the same property conveyed to the mortgagors by deed recorded in Deed Book 630 at page 542.

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.