

USL—FIRST MORTGAGE ON REAL ESTATE

FILED BOOK 1190 PAGE 140  
GREENVILLE CO. S. C.

MORTGAGE

JUL 10 4 37 PM '71  
OLLIE FARNSWORTH  
R. M. C.

State of South Carolina

COUNTY OF GREENVILLE

To All Whom These Presents May Concern: We, Ross Herd and Rita M. Herd,

(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-three Thousand & No/100 --

DOLLARS (\$ 23,000.00 ), with interest thereon from date at the rate of seven and one-half 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, about one-half mile southwest of Pleasant Grove Baptist Church, on the North side of Gibbes Shoals Road, being shown as containing 3.77 acres on a plat of property prepared for Lillian O. Cooper by John A. Simmons, Surveyor, dated September 10, 1969, recorded in Plat Book SSS, Page 320, and having such metes and bounds as is thereby shown. According to said plat, said property fronts 337.9 feet on the North side of Gibbes Shoals Road, with a depth of 427.5 feet on the West, a depth of approximately 476 feet on the East, with a rear width of 360.7 feet.

This is the same property conveyed to the mortgagors by deed of Lillian O. Cooper, dated July 24, 1970, recorded in Deed Book 895, Page 351, 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.