

USL - FIRST MORTGAGE ON REAL ESTATE

OLLIE FARNSWORTH R. M. C.

MORTGAGE

RECORDED 1971 JUN -2 AM 8:38 R.M.C. SPARTANBURG, S.C.

State of South Carolina

COUNTY OF SPARTANBURG COUNTY OF GREENVILLE

To All Whom These Presents May Concern: I, Linda L. Hayes,

(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

-- Twelve Thousand One Hundred & No/100 --

DOLLARS (\$12,100.00), 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 Spartanburg, on the North side of Maple Street, about 1 mile south of Greer, in Beech Springs Township, School District No. 9-H, and being known and designated as Lot No. 13 of the Joseph L. Campbell property, as shown on plat prepared by H. S. Brockman, Registered Surveyor, dated August 16, 1952, and which plat is recorded in the R. M. C. Office for Spartanburg County in Plat Book 28, pages 396 and 397. Reference is hereby made to said plat for a more detailed description.

This is the same property conveyed to the mortgagor by deed of Richard D. Redmon, to be recorded herewith.

ALSO: All that certain parcel or lot of land, with all improvements thereon, situate, lying and being in the State of South Carolina, County of Greenville, Chick Springs Township, on the south side of Virginia Avenue, near the Town of Greer, and being known and designated as Lot No. 50 on Plat of Development No. 2, Victor-Monaghan Company, Division of J. P. Stevens and Co., Inc., Greer Plant, prepared by Dalton & Neves, Engineers, April, 1947, and recorded in the office of R. M. C. for Greenville County in Plat Book P at Page 119, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point on the south side of Virginia Avenue at the joint front corner of Lots Nos. 50 and 51, and running thence along the common line of said lots, S. 35-21 W. 170 feet to a point on a 10-foot alley; thence along said alley, N. 54-39 W. 100 feet to a point on said alley, joint rear corner of Lots Nos. 40 and 50; thence along the common line of said lots, N. 35-21 E. 170 feet to a point on the south side of Virginia Avenue, joint front corner of said lots; thence along the south side of Virginia Avenue, S. 54-39 E. 100 feet to a point at the joint front corner of Lots Nos. 50 and 51, the beginning corner.

This is the same property conveyed to the mortgagor by deed of Rebecca C. Busbey (formerly Rebecca F. Cowan), recorded in 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.

3.00
JUN 20 1971