

FILED  
GREENVILLE, CO. S. C.

BOOK 1194 PAGE 557

USL—FIRST MORTGAGE ON REAL ESTATE

JUN 14 4 36 PM '71

OLLIE FARNSWORTH  
MORTGAGE

State of South Carolina

COUNTY OF GREENVILLE

To All Whom These Presents May Concern: I, Willie F. Allen, . . . .

(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

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

DOLLARS (\$ 1,900.00 ), 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, Butler Township, on the west side of Enoree River and north side of new Highway 296, containing 19.64 acres, and having, according to plat prepared by H. S. Brockman and John A. Simmons, Registered Surveyors, the following metes and bounds, to-wit:

BEGINNING at a nail in the center of new U. S. Highway No. 296, and running thence down the center of said Highway, N. 57-18 E. 204.4 feet to another nail in the center of said Highway; thence still with the center of said Highway, N. 61-41 E. 200 feet to a nail still in the center of said Highway; thence N. 64-41 E. 795 feet to the center of Enoree River; thence with the center of said River the line, N. 34-26 W. 52 feet; thence still with the center of said River, N. 36-41 W. 262 feet; thence still with the center of said River, N. 38-26 W. 150 feet; thence still with the center of said River, N. 47-56 W. 176 feet; thence still with the center of the River, N. 32-26 W. 80 feet; thence N. 59-56 W. 320 feet to a nail at the end of the pavement of old Highway 296, now abandoned; thence down the center of said old Highway, S. 49-45 W. 165 feet to a nail; thence still down the center of said old Highway, S. 45-55 W. 200 feet to a nail; thence S. 38-25 W. 82 feet to a nail in the center of said old Highway; thence down the center of said Highway, S. 35-32 W. 200 feet to a nail; thence still with the center of said Highway, S. 35-46 W. 138 feet to an iron pin; thence S. 46-38 E. 345 feet to an iron pin in the center of a County Road; thence down the center of said road, S. 12-56 W. 144 feet to a nail; thence still in the center of said road, S. 6-04 W. 300 feet to the point of beginning.

ALSO, a triangular strip of land on the north side of Old Highway 296: BEGINNING at a nail in Old Highway 296, and running thence S. 68-34 W. 165 feet; thence S. 32-19 W. 215 feet, more or less, to a nail in Old Highway 296; thence along the center of Old Highway 296, N. 45-55 E. 200 feet to a nail; thence still with the center of Old 296, N. 49-45 E. 165 feet to the point of beginning, containing .25 of an acre, more or less, and this, plus the property described above, totalling 19.64 acres.

This is the same property conveyed to mortgagor by deed of Susan C. Kennedy, recorded Deed Book 704, Page 122, 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.