

GREENVILLE, CO. S. C.

JUN 10 10.30 AM '71

BOOK 1195 PAGE 459

USL—FIRST MORTGAGE ON REAL ESTATE

OLLIE FARNSWORTH  
R. M. C.

## MORTGAGE

State of South Carolina

COUNTY OF GREENVILLE

To All Whom These Presents May Concern: I, Samuel Steven Dillard,

(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

--- Thirty-two Thousand Five Hundred & No/100 ---

DOLLARS (\$32,500.00), 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, Chick Springs Township, located about two miles North of Greer, South Carolina, on the Eastern side of Windsor Road, and being shown on plat of property made for Samuel Steven Dillard by John A. Simmons, Surveyor, dated March 3, 1971, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Eastern side of said road at corner of other property of Lillian Farley Smith, and runs thence S. 71-50 E. 202 feet to an iron pin; thence with property of the said Lillian Farley Smith, N. 18-10 E. 212 feet to an iron pin; thence N. 39-59 W. 87.4 feet to iron pin at corner of lot of Mrs. Plumbley; thence with this lot S. 78-41 W. 158 feet to old iron pin on line of Belmont Heights, Section #3; thence with Belmont Heights line, S. 22-49 W. 70 feet to right-of-way line of Windsor Road; thence with said road on a curve, S. 9-49 W. 110.8 feet to the beginning corner, containing 1.08 acres, more or less.

This is the same property conveyed to the mortgagor by deed of Lillian Farley Smith, dated March 27, 1971, to be recorded herewith.

Plat recorded in Plat Book SSS at page 422.

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.