

USL—FIRST MORTGAGE ON REAL ESTATE

FILED
GREENVILLE, CO. S. C.
AUG 4 3 52 PM '71
OLLIE FARNSWORTH
R. M. C.
MORTGAGE

BOOK 1201 PAGE 290

State of South Carolina }

COUNTY OF GREENVILLE

To All Whom These Presents May Concern: I, Paul D. Forrester, - - -

(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 Thousand & No/100 --

DOLLARS (\$ 20,000.00), with interest thereon from date at the rate of **seven and three-fourths** 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, O'Neal Township, located about one mile northwest of the Village of O'Neal, bounded by lands now or formerly owned by Roy Ponder, et al, and T. M. Crain, on the east by lands of J. B. Wofford, on the south by lands of James Rollins and Sellars, and on the west by lands of Roy Ponder and Sellars and others, and being all of that tract of land conveyed to mortgagor by M. A. Hall by deed dated January 28, 1949, recorded in Deed Book 376, page 15, R. M. C. Office for Greenville County, reference to said deed and record thereof being expressly made for details of courses and distances and corners of said tract. Said tract of land contains 26 acres, more or less. Also see corrective deed recorded in Deed Book 424, page 229, R. M. C. 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.