

GREENVILLE, CO. S. C.

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BOOK 1203 PAGE 427

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:

Thomas E. Hopkins and Sally (hereinafter referred to as Mortgagor) SEND(S) GREETING:  
Hopkins

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 and no/100 DOLLARS (\$ 32,000.00--), 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

on the western side of Port Royal Drive, near the City of Greenville, being shown as Lot 44 on plat of Section 2 of Pelham Estates recorded in Plat Book PPP at page 119 and described as follows:

Beginning at an iron pin on the western side of Port Royal Drive at the corner of Lot 45 and running thence with the western side of said Drive, N 17-03 E 43.5 feet and N 17-55 E 126.5 feet to an iron pin at front corner of Lot 43; thence with line of said lot, N 73-35 W 177.2 feet to an iron pin at corner of Lot 35; thence with line of said lot, S 18-12 W 170 feet to an iron pin at corner of Lot 45; thence with line of said lot, S 73-39 E 178.29 feet to the beginning corner.

Derivation: Same property conveyed to mortgagors by Linwood B. Faulconer, Jr., et al to be recorded herewith.

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.