

USL—FIRST MORTGAGE ON REAL ESTATE

FILED
GREENVILLE CO. S. C.
SEP 9 3 08 PM '71
OLLIE FARNSWORTH
MORTGAGE

BOOK 1206 PAGE 177

State of South Carolina }

COUNTY OF GREENVILLE }

To All Whom These Presents May Concern: David H. McCraw

(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 Eight

Thousand and no/100-----
DOLLARS (\$8,000.00-----), 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 on the southern side of Marchant Street, near the City of Greenville, being a portion of Lot #7 as shown on plat of Monaghan Subdivision, recorded in Plat Book GG, at pages 86 and 87 and according to a recent survey prepared by J. C. Hill, R. L. S., dated March 21, 1964, having the following metes and bounds, to wit:

Beginning at an iron pin on the southwest side of Marchant Street 259.8 feet east from Parker Road at the corner of Lot #6 and running thence with the line of said lot, S. 25-52 E. 158.8 feet to an iron pin on northern side of S. C. By-Pass 253; thence with the curve of the right of way of said By-Pass, the chord of which is N. 50-00 E. 72.9 feet to an iron pin at the corner of Lot #8; thence with the line of said lot, N. 18-13 W. 136.9 feet to an iron pin on Marchant Street; thence with the curve of the southern side of said street, the chord of which is S. 67-55 W. 88.6 feet to the beginning corner.

This is a portion of the property conveyed to the Mortgagor herein by deed from Eugene Rackley recorded in the R.M.C. Office for Greenville County in Deed Book 644, at page 302.

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.